



**AGENDA
CITY COUNCIL MEETING
AUGUST 11, 2026**

1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 6:30 PM

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. RULES OF DECORUM
4. CITIZEN COMMENTS
5. CONSENT AGENDA
 - 5.1. Consider approval of the 2026 Annual Service and Assessment Plan (SAP) Update for the Sonoma Public Improvement District. (PID).
 - 5.2. Consider approval of the Minutes from July 28, 2026 City Council meeting.
6. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.071 - Consultation with attorney

 - 6.1. Discuss and consider an ordinance establishing the McLendon-Chisholm Economic Advisory Committee (EAC) to provide recommendations and support for strategies to expand the City's sales tax revenue base; providing for membership, duties, operations, and related provisions.
 - 6.2. Discuss and consider a zoning change from General Business (GB) to Planned Development (PD) to develop a Tractor Supply store, on approximately 3.93 acres generally situated at the north-west corner of State Highway 205 and FM 550 in the Leonard Easterwood Survey, Abstract No. 79 in the City of McLendon-Chisholm, Rockwall County, Texas.
7. EXECUTIVE SESSION
 - 7.1. The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.071 - Consultation with attorney to Wit: Discuss/update regarding various services for River Rock Development.

8. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

9. ADJOURN

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., Aug 4, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm Staff Report

Date: August 11, 2026

Agenda Item: Discuss and consider approval of the 2026 Annual Service and Assessment Plan (SAP) Update for the Sonoma Public Improvement District (PID).

Background:

Public Improvement Districts (PIDs) in the State of Texas are statutorily required to update their Service and Assessment Plan (SAP) annually. The primary purpose of the annual SAP Update is to update the Assessment Roll and determine the annual assessment for each parcel based on the outstanding assessment remaining within the District. The updated Assessment Roll is then provided to Rockwall County to ensure the correct PID assessments are billed for the upcoming tax year.

The 2026 SAP Update outlines the outstanding assessment for each Improvement Area, establishes the annual installment due January 31, 2027, and updates the Assessment Roll for each parcel. The Assessment Roll reflects the total outstanding assessment for each property, taking into account applicable lot types, prepayments, non-benefited property, and any other adjustments affecting individual assessments.

Options/Alternatives:

1. City Council may approve the 2026 Annual Service and Assessment Plan Update, as presented.
2. City Council may deny the 2026 Annual Service and Assessment Plan Update.

Recommendation:

Staff recommend approval of the 2026 Annual Service and Assessment Plan Update, as presented.

Attachments:

- 2026 Annual Service and Assessment Plan Update – Sonoma Public Improvement District

Presenter: Fabrice Kabona, City Manager



SONOMA PUBLIC IMPROVEMENT DISTRICT

2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 11, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “2022 A&R SAP”).

The District was created pursuant to the PID Act by Resolution No. 2007-21 on September 10, 2007 by the governing body of the City (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On January 13, 2015, the Governing Body approved the 2015 SAP for the District by adopting Ordinance No. 2015-02 which (1) approved the levy of certain Assessments for Assessed Property within Phase 1, and (2) approved the Phase 1 Assessment Roll.

On August 23, 2016, the Governing Body approved the 2016 Annual Service Plan Update for the District by adopting Ordinance No. 2016-11 which updated each Assessment Roll within the District for 2016.

On July 13, 2017, the Governing Body approved the 2017 Annual Service Plan Update for the District by adopting Ordinance No. 2017-09 which updated each Assessment Roll within the District for 2017.

On September 18, 2011, the Governing Body approved the 2018 Annual Service Plan Update for the District by adopting Ordinance No. 2018-08 which updated each Assessment Roll within the District for 2018.

On June 11, 2019, the Governing Body approved the 2019 SAP Update for the District by adopting Ordinance 2019-06 which (1) approved the levy of certain Assessments for Assessed Property within Improvement Area #2, (2) issuing of Improvement Area #2 Bonds, and (3) approved the Improvement Area #2 Assessment Roll.

On August 13, 2019, the Governing Body approved the 2019 Amended Annual Plan Update for the District by adopting Ordinance No. 2019-09 which updated the Assessment Rolls for 2019.

On July 28, 2020, the Governing Body approved the 2020 Annual Service Plan Update for the District by adopting Ordinance No. 2020-08 which updated the Assessment Rolls for 2020, including adjusting the Phase 1 Assessment to reflect the issuance of the Phase 1 Refunding and Improvement Bonds, for interest savings.

On February 9, 2021, the Governing Body approved the 2021 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. 2021-01 which (1) levied Improvement Area #3 Assessments, and (2) updated the Assessment Rolls.

On May 24, 2022, the Governing Body approved the 2022 A&R SAP for the District by adopting Ordinance No. 2022-02 which served to amend and restate the 2021 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #4-A Assessments and Improvement Area #4-B Assessments, (2) issuing the Improvement Area #4 Bonds, and (3) updating the Assessment Rolls.

On July 11, 2023, the Governing Body approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-04 which updated the Assessment Rolls for 2023.

On August 27, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-08 which updated the Assessment Rolls for 2024.

On August 12, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-21 which updated the Assessment Rolls for 2025.

The 2022 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the 2022 A&R SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

Phase 1

- The final plat of Amended Plat Sonoma Verde Phase 1 was filed and recorded with the County as document number 20140000009577 on July 10, 2014.
- The final plat of Sonoma Verde Phase 1B was filed and recorded with the County as document number 20160000010477 on June 23, 2016.

Improvement Area #1C

- The final plat of Sonoma Verde Phase 1C was filed and recorded with the County as document number 20170000019231 on September 13, 2017.

Improvement Area #2

- The final plat of Sonoma Verde Phase 2 was filed and recorded with the County as document number 20190000013333 on August 7, 2019.

Improvement Area #3

- The final plat of Sonoma Verde Phase 4A was filed and recorded with the County as document number 20210000022917 on August 31, 2021.
- The amending plat of Sonoma Verde Phase 4A was filed and recorded with the County as document number 20220000006297 on March 22, 2022.
- The final plat of Sonoma Verde Phase 4B was filed and recorded with the County as document number 20210000022919 on August 31, 2021.
- The amending plat of Sonoma Verde Phase 4B was filed and recorded with the County as document number 20220000001134 on January 13, 2022.

Improvement Area #4-A

- The final plat of Sonoma Verde Phase 4C was filed and recorded with the County as document number 2022000016041 on July 19, 2022.

Improvement Area #4-B

- The final plat of Sonoma Verde Phase 3 was filed and recorded with the County as document number 2024000004142 on March 11, 2024.
- The final plat of Sonoma Verde Phase 5 was filed and recorded with the County as document number 2024000006672 on April 19, 2024.

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the 2022 A&R SAP. The Authorized Improvements and estimated costs as described in the 2022 A&R SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs may be available through continuing disclosure filings accessible via EMMA by searching for the District. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Phase 1

Phase 1 has an outstanding Assessment of \$7,625,451.58, which is less than the debt service due on the outstanding Phase 1 Refunding and Improvement Bonds due to Prepayment of Assessment for which Phase 1 Refunding and Improvement Bonds have not yet been redeemed.

Improvement Area #1C

Improvement Area #1C has an outstanding Assessment of \$1,092,485.75.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$5,295,256.97, which is less than the debt service due on the outstanding Improvement Area #2 Bonds due to Prepayment of Assessment for which Improvement Area #2 Bonds have not yet been redeemed.

Improvement Area #3

Improvement Area #3 has an outstanding Assessment of \$5,235,737.72, which is less than the debt service due on the outstanding Improvement Area #3 Bonds due to Prepayment of Assessment for which Improvement Area #3 Bonds have not yet been redeemed.

Improvement Area #4-A

Improvement Area #4-A has an outstanding Assessment of \$2,314,635.21, which is less than the debt service due on the outstanding Improvement Area #4 Bonds due to Prepayment of Assessment for which Improvement Area #4 Bonds have not yet been redeemed.

Improvement Area #4-B

Improvement Area #4-B has an outstanding Assessment of \$10,395,000.00.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B-1, Exhibit B-2, Exhibit B-3, Exhibit B-4, and Exhibit B-5.**

ANNUAL INSTALLMENT DUE 1/31/2027

Phase 1

- **Principal and Interest** – The total principal and interest required for the Phase 1 Annual Installment is shown below.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the

amount of outstanding Phase 1 Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Phase 1 Annual Installment is shown below.

Administrative Costs Breakdown Phase 1	
Administration	\$ 24,024.95
City Auditor	\$ 568.59
Filing Fees	\$ 240.93
County Collection	\$ 240.93
PID Trustee	\$ 4,500.00
Dissemination Agent	\$ 3,500.00
P3 Works Dev/Issuer CDA Review	\$ 2,645.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (20,000.00)
Arbitrage	\$ 1,500.00
Total Administrative Costs	\$ 27,220.40

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Phase 1 is shown below.

Phase 1	
Due January 31, 2027	
Principal	\$ 305,000.00
Interest	\$ 243,850.00
Administrative Costs	\$ 27,220.40
Maintenance and Operation Costs	\$ 22,382.00
Total Annual Installment	\$ 598,452.40

Improvement Area #1C

- **Principal and Interest** – The total principal and interest required for the Improvement Area #1C Annual Installment is shown below.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #1C Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #1C Annual Installment is shown below.

Administrative Costs Breakdown Improvement Area #1C		
Administration	\$	3,377.25
City Auditor	\$	79.93
Filing Fees	\$	33.87
County Collection	\$	33.87
PID Trustee	\$	-
Dissemination Agent	\$	-
P3 Works Dev/Issuer CDA Review	\$	-
Collection Cost Maintenance Balance	\$	1,000.00
Less CCMB Credit from Prior Years	\$	(260.43)
Arbitrage	\$	-
Total Administrative Costs	\$	4,264.49

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #1C is shown below.

Improvement Area #1C	
Due January 31, 2027	
Principal	\$ 25,420.86
Interest	\$ 64,675.16
Administrative Costs	\$ 4,264.49
Maintenance and Operation Costs	\$ 2,356.00
Total Annual Installment	\$ 96,716.50

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Improvement Area #2 Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #2 Annual Installment as shown below.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #2 Assessment remaining on the

Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #2 Annual Installment is shown below.

Administrative Costs Breakdown Improvement Area #2		
Administration	\$	16,415.49
City Auditor	\$	388.50
Filing Fees	\$	164.62
County Collection	\$	164.62
PID Trustee	\$	4,500.00
Dissemination Agent	\$	3,500.00
P3 Works Dev/Issuer CDA Review	\$	2,645.00
Collection Cost Maintenance Balance	\$	10,000.00
Less CCMB Credit from Prior Years	\$	(2,348.93)
Arbitrage	\$	1,500.00
Total Administrative Costs	\$	36,929.30

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #2 is shown below.

Improvement Area #2	
Due January 31, 2027	
Principal	\$ 140,000.00
Interest	\$ 232,625.00
Additional Interest	\$ 27,175.00
Administrative Costs	\$ 36,929.30
Maintenance and Operation Costs	\$ 12,772.00
Total Annual Installment	\$ 449,501.30

Improvement Area #3

- **Principal and Interest** – The total principal and interest required for the Improvement Area #3 Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #3 Annual Installment as shown below.

▪ **Administrative Expenses:**

- **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #3 Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #3 Annual Installment is shown below.

Administrative Costs Breakdown Improvement Area #3	
Administration	\$ 16,485.71
City Auditor	\$ 390.16
Filing Fees	\$ 165.32
County Collection	\$ 165.32
PID Trustee	\$ 4,500.00
Dissemination Agent	\$ 3,500.00
P3 Works Dev/Issuer CDA Review	\$ 2,645.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (5,727.90)
Arbitrage	\$ 1,500.00
Total Administrative Costs	\$ 33,623.61

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #3 is shown below.

Improvement Area #3	
Due January 31, 2027	
Principal	\$ 135,000.00
Interest	\$ 199,506.26
Additional Interest	\$ 26,600.00
Administrative Costs	\$ 33,623.61
Maintenance and Operation Costs	\$ 11,284.00
Total Annual Installment	\$ 406,013.87

Improvement Area #4-A

- **Principal and Interest** – The total principal and interest required for the Improvement Area #4-A Annual Installment is shown below.

- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #4-A Annual Installment as shown below.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #4-A Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #4-A Annual Installment is shown below.

Administrative Costs Breakdown Improvement Area #4-A	
Administration	\$ 7,456.38
City Auditor	\$ 176.48
Filing Fees	\$ 74.78
County Collection	\$ 74.78
PID Trustee	\$ 336.49
Dissemination Agent	\$ 261.71
P3 Works Dev/Issuer CDA Review	\$ 761.44
Collection Cost Maintenance Balance	\$ 1,891.79
Less CCMB Credit from Prior Years	\$ (690.75)
Arbitrage	\$ 283.77
Total Administrative Costs	\$ 11,453.58

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #4-A is shown below.

Improvement Area #4-A	
Due January 31, 2027	
Principal	\$ 40,000.00
Interest	\$ 138,218.76
Additional Interest	\$ 12,125.00
Administrative Costs	\$ 11,453.58
Maintenance and Operation Costs	\$ 2,542.00
Total Annual Installment	\$ 204,339.34

Improvement Area #4-B

- **Principal and Interest** – The total principal and interest required for the Improvement Area #4-B Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #4-B Annual Installment as shown below.
- **Administrative Expenses:**
 - **Administrative Costs** – The administrative cost portion of the Administrative Expenses used for administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Improvement Area #4-B Assessment remaining on the Parcel. The total administrative cost portion of the Administrative Expenses budgeted for the Improvement Area #4-B Annual Installment is shown below.

Administrative Costs Breakdown Improvement Area #4-B	
Administration	\$ 31,958.07
City Auditor	\$ 756.34
Filing Fees	\$ 320.48
County Collection	\$ 320.48
PID Trustee	\$ 4,163.51
Dissemination Agent	\$ 3,238.29
P3 Works Dev/Issuer CDA Review	\$ 3,263.56
Collection Cost Maintenance Balance	\$ 8,108.21
Less CCMB Credit from Prior Years	\$ (8,547.05)
Arbitrage	\$ 1,216.23
Total Administrative Costs	\$ 48,341.41

- **Maintenance and Operation Costs** – The total cost of maintenance and operation portion of the Administrative Expenses allocated for Improvement Area #4-B is shown below.

Improvement Area #4-B	
Due January 31, 2027	
Principal	\$ 180,000.00
Interest	\$ 592,387.50
Additional Interest	\$ 51,975.00
Administrative Costs	\$ 48,341.41
Maintenance and Operation Costs	\$ 15,376.00
Total Annual Installment	\$ 888,079.91

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:

		Phase 1				
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 305,000.00	\$ 320,000.00	\$ 330,000.00	\$ 340,000.00	\$ 355,000.00
Interest		243,850.00	231,650.00	218,850.00	205,650.00	192,050.00
	(1)	\$ 548,850.00	\$ 551,650.00	\$ 548,850.00	\$ 545,650.00	\$ 547,050.00
Administrative Expenses						
Administrative Costs		\$ 27,220.40	\$ 36,434.81	\$ 37,163.50	\$ 37,906.77	\$ 38,664.91
Maintenance and Operation Costs		22,382.00	22,382.00	22,382.00	22,382.00	22,382.00
	(2)	\$ 49,602.40	\$ 58,816.81	\$ 59,545.50	\$ 60,288.77	\$ 61,046.91
Total Annual Installment	(3) = (1) + (2)	\$ 598,452.40	\$ 610,466.81	\$ 608,395.50	\$ 605,938.77	\$ 608,096.91

Improvement Area #1C						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 25,420.86	\$ 26,925.77	\$ 28,519.78	\$ 30,208.15	\$ 31,996.47
Interest		64,675.16	63,170.24	61,576.24	59,887.87	58,099.54
	(1)	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01	\$ 90,096.01
Administrative Expenses						
Administrative Costs		\$ 4,264.49	\$ 3,595.42	\$ 3,667.33	\$ 3,740.68	\$ 3,815.49
Maintenance and Operation Costs		2,356.00	2,356.00	2,356.00	2,356.00	2,356.00
	(2)	\$ 6,620.49	\$ 5,951.42	\$ 6,023.33	\$ 6,096.68	\$ 6,171.49
Total Annual Installment	(3) = (1) + (2)	\$ 96,716.50	\$ 96,047.43	\$ 96,119.34	\$ 96,192.69	\$ 96,267.50

Improvement Area #2							
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031	
Principal		\$ 140,000.00	\$ 145,000.00	\$ 150,000.00	\$ 160,000.00	\$ 165,000.00	
Interest		232,625.00	227,375.00	221,937.50	216,312.50	209,512.50	
(1)		\$ 372,625.00	\$ 372,375.00	\$ 371,937.50	\$ 376,312.50	\$ 374,512.50	
Additional Interest		(2)	\$ 27,175.00	\$ 26,475.00	\$ 25,750.00	\$ 25,000.00	\$ 24,200.00
Administrative Expenses							
Administrative Costs		\$ 36,929.30	\$ 28,333.79	\$ 28,900.47	\$ 29,478.48	\$ 30,068.05	
Maintenance and Operation Costs		12,772.00	12,772.00	12,772.00	12,772.00	12,772.00	
(3)		\$ 49,701.30	\$ 41,105.79	\$ 41,672.47	\$ 42,250.48	\$ 42,840.05	
Total Annual Installment		(4) = (1) + (2) + (3)	\$ 449,501.30	\$ 439,955.79	\$ 439,359.97	\$ 443,562.98	\$ 441,552.55

Improvement Area #3							
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031	
Principal		\$ 135,000.00	\$ 140,000.00	\$ 145,000.00	\$ 150,000.00	\$ 150,000.00	
Interest		199,506.26	195,287.50	190,912.50	186,381.26	181,693.76	
(1)		\$ 334,506.26	\$ 335,287.50	\$ 335,912.50	\$ 336,381.26	\$ 331,693.76	
Additional Interest		(2)	\$ 26,600.00	\$ 25,925.00	\$ 25,225.00	\$ 24,500.00	\$ 23,750.00
Administrative Expenses							
Administrative Costs		\$ 33,623.61	\$ 28,408.54	\$ 28,976.71	\$ 29,556.24	\$ 30,147.36	
Maintenance and Operation Costs		11,284.00	11,284.00	11,284.00	11,284.00	11,284.00	
(3)		\$ 44,907.61	\$ 39,692.54	\$ 40,260.71	\$ 40,840.24	\$ 41,431.36	
Total Annual Installment		(4) = (1) + (2) + (3)	\$ 406,013.87	\$ 400,905.04	\$ 401,398.21	\$ 401,721.50	\$ 396,875.12

Improvement Area #4-A						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 40,000.00	\$ 45,000.00	\$ 45,000.00	\$ 50,000.00	\$ 50,000.00
Interest		138,218.76	136,218.76	133,800.00	131,381.26	128,693.76
	(1)	\$ 178,218.76	\$ 181,218.76	\$ 178,800.00	\$ 181,381.26	\$ 178,693.76
Additional Interest	(2)	\$ 12,125.00	\$ 11,925.00	\$ 11,700.00	\$ 11,475.00	\$ 11,225.00
Administrative Expenses						
Administrative Costs		\$ 11,453.58	\$ 10,168.15	\$ 10,371.51	\$ 10,578.94	\$ 10,790.52
Maintenance and Operation Costs		2,542.00	2,542.00	2,542.00	2,542.00	2,542.00
	(3)	\$ 13,995.58	\$ 12,710.15	\$ 12,913.51	\$ 13,120.94	\$ 13,332.52
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 204,339.34	\$ 205,853.91	\$ 203,413.51	\$ 205,977.20	\$ 203,251.28

Improvement Area #4-B							
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031	
Principal		\$ 180,000.00	\$ 190,000.00	\$ 200,000.00	\$ 210,000.00	\$ 225,000.00	
Interest		592,387.50	583,387.50	573,175.00	562,425.00	551,137.50	
(1)		\$ 772,387.50	\$ 773,387.50	\$ 773,175.00	\$ 772,425.00	\$ 776,137.50	
Additional Interest		(2)	\$ 51,975.00	\$ 51,075.00	\$ 50,125.00	\$ 49,125.00	\$ 48,075.00
Administrative Expenses							
Administrative Costs		\$ 48,341.41	\$ 48,515.30	\$ 49,485.61	\$ 50,475.32	\$ 51,484.83	
Maintenance and Operation Costs		15,376.00	15,376.00	15,376.00	15,376.00	15,376.00	
(3)		\$ 63,717.41	\$ 63,891.30	\$ 64,861.61	\$ 65,851.32	\$ 66,860.83	
Total Annual Installment		(4) = (1) + (2) + (3)	\$ 888,079.91	\$ 888,353.80	\$ 888,161.61	\$ 887,401.32	\$ 891,073.33

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3, Exhibit A-4, Exhibit A-5, and Exhibit A-6**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the 2022 A&R SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A-1 – PHASE 1 ASSESSMENT ROLL

Property ID ^[e]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
89847	4		\$ 22,225.06	\$ 1,734.84
89848	4		\$ 22,225.06	\$ 1,734.84
89849	4		\$ 22,225.06	\$ 1,734.84
89850	4	[f]	\$ 22,225.06	\$ 867.42
89850-1	4	[f]	\$ 22,225.06	\$ 867.42
89851	4		\$ 22,225.06	\$ 1,734.84
89852	4		\$ 22,225.06	\$ 1,734.84
89853	4		\$ 22,225.06	\$ 1,734.84
89854	4		\$ 22,225.06	\$ 1,734.84
89855	4		\$ 22,225.06	\$ 1,734.84
89856	4		\$ 22,225.06	\$ 1,734.84
89857	4	[d]	\$ 14,901.69	\$ 1,183.61
89858	4		\$ 22,225.06	\$ 1,734.84
89859	4		\$ 22,225.06	\$ 1,734.84
89860	4		\$ 22,225.06	\$ 1,734.84
89861	4		\$ 22,225.06	\$ 1,734.84
89862	4	[c]	\$ -	\$ -
89863	4		\$ 22,225.06	\$ 1,734.84
89864	4		\$ 22,225.06	\$ 1,734.84
89865	4		\$ 22,225.06	\$ 1,734.84
89866	4		\$ 22,225.06	\$ 1,734.84
89867	4		\$ 22,225.06	\$ 1,734.84
89868	4		\$ 22,225.06	\$ 1,734.84
89869	4		\$ 22,225.06	\$ 1,734.84
89870	4		\$ 22,225.06	\$ 1,734.84
89871	4		\$ 22,225.06	\$ 1,734.84
89872	4		\$ 22,225.06	\$ 1,734.84
89873	4		\$ 22,225.06	\$ 1,734.84
89874	4		\$ 22,225.06	\$ 1,734.84
89875	4		\$ 22,225.06	\$ 1,734.84
89876	4		\$ 22,225.06	\$ 1,734.84
89877	4		\$ 22,225.06	\$ 1,734.84
89878	4		\$ 22,225.06	\$ 1,734.84
89879	4		\$ 22,225.06	\$ 1,734.84
89880	4		\$ 22,225.06	\$ 1,734.84
89881	4		\$ 22,225.06	\$ 1,734.84
89882	4		\$ 22,225.06	\$ 1,734.84
89883	4		\$ 22,225.06	\$ 1,734.84
89884	4		\$ 22,225.06	\$ 1,734.84
89885	4		\$ 22,225.06	\$ 1,734.84

Property ID ^[e]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
89886	4		\$ 22,225.06	\$ 1,734.84
89887	4		\$ 22,225.06	\$ 1,734.84
89888	4		\$ 22,225.06	\$ 1,734.84
89889	4		\$ 22,225.06	\$ 1,734.84
89890	4		\$ 22,225.06	\$ 1,734.84
89891	4		\$ 22,225.06	\$ 1,734.84
89892	4		\$ 22,225.06	\$ 1,734.84
89893	4		\$ 22,225.06	\$ 1,734.84
89894	4		\$ 22,225.06	\$ 1,734.84
89895	4		\$ 22,225.06	\$ 1,734.84
89896	4		\$ 22,225.06	\$ 1,734.84
89897	4		\$ 22,225.06	\$ 1,734.84
89898	4		\$ 22,225.06	\$ 1,734.84
89899	4		\$ 22,225.06	\$ 1,734.84
89900	4		\$ 22,225.06	\$ 1,734.84
89901	4		\$ 22,225.06	\$ 1,734.84
89902	5		\$ 17,626.77	\$ 1,388.73
89903	5		\$ 17,626.77	\$ 1,388.73
89904	5		\$ 17,626.77	\$ 1,388.73
89905	5		\$ 17,626.77	\$ 1,388.73
89906	5		\$ 17,626.77	\$ 1,388.73
89907	5		\$ 17,626.77	\$ 1,388.73
89908	5		\$ 17,626.77	\$ 1,388.73
89909	5		\$ 17,626.77	\$ 1,388.73
89910	5		\$ 17,626.77	\$ 1,388.73
89911	5		\$ 17,626.77	\$ 1,388.73
89912	5		\$ 17,626.77	\$ 1,388.73
89913	5		\$ 17,626.77	\$ 1,388.73
89914	5		\$ 17,626.77	\$ 1,388.73
89915	5		\$ 17,626.77	\$ 1,388.73
89916	5		\$ 17,626.77	\$ 1,388.73
89917	5		\$ 17,626.77	\$ 1,388.73
89918	5		\$ 17,626.77	\$ 1,388.73
89919	5		\$ 17,626.77	\$ 1,388.73
89920	5		\$ 17,626.77	\$ 1,388.73
89921	5		\$ 17,626.77	\$ 1,388.73
89922	5		\$ 17,626.77	\$ 1,388.73
89923	5		\$ 17,626.77	\$ 1,388.73
89924	5		\$ 17,626.77	\$ 1,388.73
89925	5		\$ 17,626.77	\$ 1,388.73

			Phase 1 ^[a]	
Property ID ^[e]	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
89926	5		\$ 17,626.77	\$ 1,388.73
89927	5		\$ 17,626.77	\$ 1,388.73
89928	5		\$ 17,626.77	\$ 1,388.73
89929	5		\$ 17,626.77	\$ 1,388.73
89930	5		\$ 17,626.77	\$ 1,388.73
89931	5		\$ 17,626.77	\$ 1,388.73
89932	5		\$ 17,626.77	\$ 1,388.73
89933	5		\$ 17,626.77	\$ 1,388.73
89934	5		\$ 17,626.77	\$ 1,388.73
89935	5		\$ 17,626.77	\$ 1,388.73
89936	5		\$ 17,626.77	\$ 1,388.73
89937	5		\$ 17,626.77	\$ 1,388.73
89938	5		\$ 17,626.77	\$ 1,388.73
89939	5		\$ 17,626.77	\$ 1,388.73
89940	5		\$ 17,626.77	\$ 1,388.73
89941	5		\$ 17,626.77	\$ 1,388.73
89942	5		\$ 17,626.77	\$ 1,388.73
89943	5		\$ 17,626.77	\$ 1,388.73
89944	5		\$ 17,626.77	\$ 1,388.73
89945	5		\$ 17,626.77	\$ 1,388.73
89946	5		\$ 17,626.77	\$ 1,388.73
89947	5		\$ 17,626.77	\$ 1,388.73
89948	5		\$ 17,626.77	\$ 1,388.73
89949	5		\$ 17,626.77	\$ 1,388.73
89950	5		\$ 17,626.77	\$ 1,388.73
89951	5		\$ 17,626.77	\$ 1,388.73
89952	5		\$ 17,626.77	\$ 1,388.73
89953	5		\$ 17,626.77	\$ 1,388.73
89954	5		\$ 17,626.77	\$ 1,388.73
89955	5		\$ 17,626.77	\$ 1,388.73
89956	5		\$ 17,626.77	\$ 1,388.73
89957	5		\$ 17,626.77	\$ 1,388.73
89958	5		\$ 17,626.77	\$ 1,388.73
89959	5		\$ 17,626.77	\$ 1,388.73
89960	5		\$ 17,626.77	\$ 1,388.73
89961	5		\$ 17,626.77	\$ 1,388.73
89962	5		\$ 17,626.77	\$ 1,388.73
89963	5		\$ 17,626.77	\$ 1,388.73
89964	5		\$ 17,626.77	\$ 1,388.73
89965	5		\$ 17,626.77	\$ 1,388.73

Property ID ^[e]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
89966	5		\$ 17,626.77	\$ 1,388.73
89967	5		\$ 17,626.77	\$ 1,388.73
89968	5		\$ 17,626.77	\$ 1,388.73
89969	5		\$ 17,626.77	\$ 1,388.73
89970	5		\$ 17,626.77	\$ 1,388.73
89971	5		\$ 17,626.77	\$ 1,388.73
89972	5		\$ 17,626.77	\$ 1,388.73
89973	5		\$ 17,626.77	\$ 1,388.73
89974	5		\$ 17,626.77	\$ 1,388.73
89975	5		\$ 17,626.77	\$ 1,388.73
89976	5		\$ 17,626.77	\$ 1,388.73
89977	5		\$ 17,626.77	\$ 1,388.73
89978	5		\$ 17,626.77	\$ 1,388.73
89979	5		\$ 17,626.77	\$ 1,388.73
89980	5		\$ 17,626.77	\$ 1,388.73
89981	5		\$ 17,626.77	\$ 1,388.73
89982	5		\$ 17,626.77	\$ 1,388.73
89983	5		\$ 17,626.77	\$ 1,388.73
89984	5		\$ 17,626.77	\$ 1,388.73
89985	5		\$ 17,626.77	\$ 1,388.73
89986	5		\$ 17,626.77	\$ 1,388.73
89987	5		\$ 17,626.77	\$ 1,388.73
89988	5		\$ 17,626.77	\$ 1,388.73
89989	5		\$ 17,626.77	\$ 1,388.73
89990	5		\$ 17,626.77	\$ 1,388.73
89991	5		\$ 17,626.77	\$ 1,388.73
89992	5		\$ 17,626.77	\$ 1,388.73
89993	5		\$ 17,626.77	\$ 1,388.73
89994	5		\$ 17,626.77	\$ 1,388.73
89995	5		\$ 17,626.77	\$ 1,388.73
89996	5		\$ 17,626.77	\$ 1,388.73
89997	5		\$ 17,626.77	\$ 1,388.73
89998	5		\$ 17,626.77	\$ 1,388.73
89999	5		\$ 17,626.77	\$ 1,388.73
90000	5		\$ 17,626.77	\$ 1,388.73
90001	5		\$ 17,626.77	\$ 1,388.73
90002	5		\$ 17,626.77	\$ 1,388.73
90003	5		\$ 17,626.77	\$ 1,388.73
90004	5		\$ 17,626.77	\$ 1,388.73
90005	5		\$ 17,626.77	\$ 1,388.73

Property ID ^[e]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
90006	5		\$ 17,626.77	\$ 1,388.73
90007	5		\$ 17,626.77	\$ 1,388.73
90008	5		\$ 17,626.77	\$ 1,388.73
90009	5		\$ 17,626.77	\$ 1,388.73
90010	5		\$ 17,626.77	\$ 1,388.73
90011	5		\$ 17,626.77	\$ 1,388.73
90012	5		\$ 17,626.77	\$ 1,388.73
90013	5		\$ 17,626.77	\$ 1,388.73
90014	5		\$ 17,626.77	\$ 1,388.73
90015	5		\$ 17,626.77	\$ 1,388.73
90016	5		\$ 17,626.77	\$ 1,388.73
90017	5		\$ 17,626.77	\$ 1,388.73
90018	5		\$ 17,626.77	\$ 1,388.73
90019	5		\$ 17,626.77	\$ 1,388.73
90020	5		\$ 17,626.77	\$ 1,388.73
90021	5		\$ 17,626.77	\$ 1,388.73
90022	5		\$ 17,626.77	\$ 1,388.73
90023	5		\$ 17,626.77	\$ 1,388.73
90024	4		\$ 22,225.06	\$ 1,734.84
90025	4		\$ 22,225.06	\$ 1,734.84
90026	4		\$ 22,225.06	\$ 1,734.84
90027	4		\$ 22,225.06	\$ 1,734.84
90028	4		\$ 22,225.06	\$ 1,734.84
90029	4		\$ 22,225.06	\$ 1,734.84
90030	4		\$ 22,225.06	\$ 1,734.84
90031	4		\$ 22,225.06	\$ 1,734.84
90032	4		\$ 22,225.06	\$ 1,734.84
90033	4		\$ 22,225.06	\$ 1,734.84
90034	4		\$ 22,225.06	\$ 1,734.84
90035	4		\$ 22,225.06	\$ 1,734.84
90036	4		\$ 22,225.06	\$ 1,734.84
90037	4		\$ 22,225.06	\$ 1,734.84
90038	Non-Benefitted Property		\$ -	\$ -
86960	Non-Benefitted Property		\$ -	\$ -
86961	6		\$ 30,655.25	\$ 2,369.35
86962	6		\$ 30,655.25	\$ 2,369.35
86963	6		\$ 30,655.25	\$ 2,369.35
86964	6		\$ 30,655.25	\$ 2,369.35
86965	6		\$ 30,655.25	\$ 2,369.35
86966	6		\$ 30,655.25	\$ 2,369.35

Property ID ^[e]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
86967	6		\$ 30,655.25	\$ 2,369.35
86968	6		\$ 30,655.25	\$ 2,369.35
86969	Non-Benefitted Property		\$ -	\$ -
86970	2		\$ 31,804.83	\$ 2,455.88
101862	Non-Benefitted Property		\$ -	\$ -
86971	2		\$ 31,804.83	\$ 2,455.88
86972	2		\$ 31,804.83	\$ 2,455.88
86973	2		\$ 31,804.83	\$ 2,455.88
86974	2		\$ 31,804.83	\$ 2,455.88
86975	2		\$ 31,804.83	\$ 2,455.88
86976	2		\$ 31,804.83	\$ 2,455.88
86977	2		\$ 31,804.83	\$ 2,455.88
86978	2		\$ 31,804.83	\$ 2,455.88
86979	2		\$ 31,804.83	\$ 2,455.88
86980	2		\$ 31,804.83	\$ 2,455.88
86981	2		\$ 31,804.83	\$ 2,455.88
86982	2		\$ 31,804.83	\$ 2,455.88
86983	2		\$ 31,804.83	\$ 2,455.88
86984	2		\$ 31,804.83	\$ 2,455.88
86985	3		\$ 24,524.20	\$ 1,907.88
86986	3		\$ 24,524.20	\$ 1,907.88
86987	3		\$ 24,524.20	\$ 1,907.88
86988	3		\$ 24,524.20	\$ 1,907.88
86989	4		\$ 22,225.06	\$ 1,734.84
86990	4		\$ 22,225.06	\$ 1,734.84
86991	4		\$ 22,225.06	\$ 1,734.84
86992	4		\$ 22,225.06	\$ 1,734.84
86993	4		\$ 22,225.06	\$ 1,734.84
86994	4		\$ 22,225.06	\$ 1,734.84
86995	4	[g]	\$ 22,225.06	\$ 867.42
86995-1	4	[g]	\$ 22,225.06	\$ 867.42
86996	4		\$ 22,225.06	\$ 1,734.84
86997	4		\$ 22,225.06	\$ 1,734.84
86998	4		\$ 22,225.06	\$ 1,734.84
86999	4		\$ 22,225.06	\$ 1,734.84
87000	4	[c]	\$ -	\$ -
87001	4		\$ 22,225.06	\$ 1,734.84
87002	4		\$ 22,225.06	\$ 1,734.84
87003	4		\$ 22,225.06	\$ 1,734.84
87004	4		\$ 22,225.06	\$ 1,734.84

Property ID ^[e]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
87005	4	[c]	\$ 22,225.06	\$ 1,734.84
87006	4		\$ 22,225.06	\$ 1,734.84
87007	4		\$ 22,225.06	\$ 1,734.84
87008	4		\$ 22,225.06	\$ 1,734.84
87009	4		\$ 22,225.06	\$ 1,734.84
87010	4		\$ 22,225.06	\$ 1,734.84
87011	4		\$ -	\$ -
87012	4		\$ 22,225.06	\$ 1,734.84
87013	4		\$ 22,225.06	\$ 1,734.84
87014	4		\$ 22,225.06	\$ 1,734.84
87015	4		\$ 22,225.06	\$ 1,734.84
87016	2		\$ 31,804.83	\$ 2,455.88
87017	2		\$ 31,804.83	\$ 2,455.88
87018	2		\$ 31,804.83	\$ 2,455.88
87019	2		\$ 31,804.83	\$ 2,455.88
87020	2		\$ 31,804.83	\$ 2,455.88
87021	2		\$ 31,804.83	\$ 2,455.88
87022	2		\$ 31,804.83	\$ 2,455.88
87023	2		\$ 31,804.83	\$ 2,455.88
87024	2		\$ 31,804.83	\$ 2,455.88
87025	2		\$ 31,804.83	\$ 2,455.88
87026	2		\$ 31,804.83	\$ 2,455.88
87027	2		\$ 31,804.83	\$ 2,455.88
87028	2		\$ 31,804.83	\$ 2,455.88
87029	2		\$ 31,804.83	\$ 2,455.88
87030	4		\$ 22,225.06	\$ 1,734.84
87031	4		\$ 22,225.06	\$ 1,734.84
87032	4		\$ 22,225.06	\$ 1,734.84
87033	4		\$ 22,225.06	\$ 1,734.84
87034	4		\$ 22,225.06	\$ 1,734.84
87035	4		\$ 22,225.06	\$ 1,734.84
87036	4		\$ 22,225.06	\$ 1,734.84
87037	4		\$ 22,225.06	\$ 1,734.84
87038	4		\$ 22,225.06	\$ 1,734.84
87039	4		\$ 22,225.06	\$ 1,734.84
87040	4		\$ 22,225.06	\$ 1,734.84
87041	4		\$ 22,225.06	\$ 1,734.84
87042	4		\$ 22,225.06	\$ 1,734.84
87043	4		\$ 22,225.06	\$ 1,734.84
87044	4		\$ 22,225.06	\$ 1,734.84

Property ID ^[e]	Lot Type	Notes	Phase 1 ^[a]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
87045	4		\$ 22,225.06	\$ 1,734.84
87046	3		\$ 24,524.20	\$ 1,907.88
87047	3		\$ 24,524.20	\$ 1,907.88
87048	3		\$ 24,524.20	\$ 1,907.88
87049	3		\$ 24,524.20	\$ 1,907.88
87050	3		\$ 24,524.20	\$ 1,907.88
87051	3		\$ 24,524.20	\$ 1,907.88
87052	3		\$ 24,524.20	\$ 1,907.88
87053	3		\$ 24,524.20	\$ 1,907.88
87054	3		\$ 24,524.20	\$ 1,907.88
87055	3		\$ 24,524.20	\$ 1,907.88
87056	3		\$ 24,524.20	\$ 1,907.88
87057	3		\$ 24,524.20	\$ 1,907.88
87058	3		\$ 24,524.20	\$ 1,907.88
87059	3		\$ 24,524.20	\$ 1,907.88
87060	Non-Benefitted Property		\$ -	\$ -
87061	4		\$ 22,225.06	\$ 1,734.84
87062	4		\$ 22,225.06	\$ 1,734.84
87063	4		\$ 22,225.06	\$ 1,734.84
87064	4		\$ 22,225.06	\$ 1,734.84
87065	4		\$ 22,225.06	\$ 1,734.84
87066	4		\$ 22,225.06	\$ 1,734.84
87067	3		\$ 24,524.20	\$ 1,907.88
87068	3		\$ 24,524.20	\$ 1,907.88
87069	3		\$ 24,524.20	\$ 1,907.88
87070	3		\$ 24,524.20	\$ 1,907.88
87071	3		\$ 24,524.20	\$ 1,907.88
87072	3		\$ 24,524.20	\$ 1,907.88
87073	5		\$ 17,626.77	\$ 1,388.73
87074	5		\$ 17,626.77	\$ 1,388.73
87075	5		\$ 17,626.77	\$ 1,388.73
87076	5		\$ 17,626.77	\$ 1,388.73
87077	5		\$ 17,626.77	\$ 1,388.73
87078	5		\$ 17,626.77	\$ 1,388.73
87079	5		\$ 17,626.77	\$ 1,388.73
87080	5		\$ 17,626.77	\$ 1,388.73
87081	5		\$ 17,626.77	\$ 1,388.73
87082	5		\$ 17,626.77	\$ 1,388.73
87083	5		\$ 17,626.77	\$ 1,388.73
87084	5		\$ 17,626.77	\$ 1,388.73

				Phase 1 ^[a]	
Property ID ^[e]	Lot Type	Not		Outstanding	Annual Installment
				Assessment ^[b]	Due 1/31/2027
87085	5			\$ 17,626.77	\$ 1,388.73
87086	5			\$ 17,626.77	\$ 1,388.73
87087	5			\$ 17,626.77	\$ 1,388.73
87088	5			\$ 17,626.77	\$ 1,388.73
87089	5			\$ 17,626.77	\$ 1,388.73
87090	5			\$ 17,626.77	\$ 1,388.73
87091	5			\$ 17,626.77	\$ 1,388.73
87092	5			\$ 17,626.77	\$ 1,388.73
87093	5			\$ 17,626.77	\$ 1,388.73
87094	5			\$ 17,626.77	\$ 1,388.73
87095	5			\$ 17,626.77	\$ 1,388.73
87096	5			\$ 17,626.77	\$ 1,388.73
87097	3			\$ 24,524.20	\$ 1,907.88
87098	3			\$ 24,524.20	\$ 1,907.88
87099	3			\$ 24,524.20	\$ 1,907.88
87100	3			\$ 24,524.20	\$ 1,907.88
87101	3			\$ 24,524.20	\$ 1,907.88
87102	3			\$ 24,524.20	\$ 1,907.88
87103	Non-Benefitted Property			\$ -	\$ -
87104	4			\$ 22,225.06	\$ 1,734.84
87105	5			\$ 17,626.77	\$ 1,388.73
87106	5			\$ 17,626.77	\$ 1,388.73
87107	5			\$ 17,626.77	\$ 1,388.73
87108	4			\$ 22,225.06	\$ 1,734.84
87109	4			\$ 22,225.06	\$ 1,734.84
87110	4			\$ 22,225.06	\$ 1,734.84
87111	5			\$ 17,626.77	\$ 1,388.73
87112	5			\$ 17,626.77	\$ 1,388.73
87113	5			\$ 17,626.77	\$ 1,388.73
87114	5			\$ 17,626.77	\$ 1,388.73
87115	5			\$ 17,626.77	\$ 1,388.73
87116	5			\$ 17,626.77	\$ 1,388.73
87117	5			\$ 17,626.77	\$ 1,388.73
87118	5			\$ 17,626.77	\$ 1,388.73
87119	5			\$ 17,626.77	\$ 1,388.73
87120	5			\$ 17,626.77	\$ 1,388.73
87121	5			\$ 17,626.77	\$ 1,388.73
87122	5			\$ 17,626.77	\$ 1,388.73
87123	5			\$ 17,626.77	\$ 1,388.73
87124	5			\$ 17,626.77	\$ 1,388.73

			Phase 1 ^[a]	
Property ID ^[e]	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
87125	5		\$ 17,626.77	\$ 1,388.73
87126	5		\$ 17,626.77	\$ 1,388.73
87127	5		\$ 17,626.77	\$ 1,388.73
87128	5		\$ 17,626.77	\$ 1,388.73
87129	5		\$ 17,626.77	\$ 1,388.73
87130	5		\$ 17,626.77	\$ 1,388.73
87131	5		\$ 17,626.77	\$ 1,388.73
87132	5		\$ 17,626.77	\$ 1,388.73
87133	5		\$ 17,626.77	\$ 1,388.73
87134	5		\$ 17,626.77	\$ 1,388.73
87135	5		\$ 17,626.77	\$ 1,388.73
87136	5		\$ 17,626.77	\$ 1,388.73
87138	Non-Benefitted Property		\$ -	\$ -
87137	Non-Benefitted Property		\$ -	\$ -
Total^[b]			\$ 7,625,451.59	\$ 596,334.20

Notes:

[a] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[b] Totals may not sum due to rounding.

[c] Property ID has prepaid Assessment in full.

[d] Property ID has partially prepaid Assessment.

[e] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

[f] Undivided Interest of Property located at 1228 LIVORNO DR, billed 50% to Property ID 89850 and 50% to property ID 89850-1.

[g] Undivided Interest of Property located at 1309 LIVORNO DR, billed 50% to Property ID 86995 and 50% to property ID 86995-1.

EXHIBIT A-2 – IMPROVEMENT AREA #1C ASSESSMENT ROLL

Property ID ^[d] Lot Type Notes			Improvement Area #1C ^{[a],[e]}	
			Outstanding Assessment	Annual Installment Due 1/31/2027
95434	4		\$ 28,749.62	\$ 2,545.17
95435	4		\$ 28,749.62	\$ 2,545.17
95436	4		\$ 28,749.62	\$ 2,545.17
95437	4		\$ 28,749.62	\$ 2,545.17
95438	4		\$ 28,749.62	\$ 2,545.17
95439	4		\$ 28,749.62	\$ 2,545.17
95440	4		\$ 28,749.62	\$ 2,545.17
95441	4		\$ 28,749.62	\$ 2,545.17
95442	4		\$ 28,749.62	\$ 2,545.17
95443	4		\$ 28,749.62	\$ 2,545.17
95444	4		\$ 28,749.62	\$ 2,545.17
95445	4		\$ 28,749.62	\$ 2,545.17
95446	4		\$ 28,749.62	\$ 2,545.17
95447	4		\$ 28,749.62	\$ 2,545.17
95448	4		\$ 28,749.62	\$ 2,545.17
95449	4		\$ 28,749.62	\$ 2,545.17
95450	4	[c]	\$ -	\$ -
95451	4	[c]	\$ -	\$ -
95452	4		\$ 28,749.62	\$ 2,545.17
95453	4		\$ 28,749.62	\$ 2,545.17
95454	4		\$ 28,749.62	\$ 2,545.17
95455	4		\$ 28,749.62	\$ 2,545.17
95456	4		\$ 28,749.62	\$ 2,545.17
95457	4		\$ 28,749.62	\$ 2,545.17
95458	4		\$ 28,749.62	\$ 2,545.17
95459	4		\$ 28,749.62	\$ 2,545.17
95460	4		\$ 28,749.62	\$ 2,545.17
95461	4		\$ 28,749.62	\$ 2,545.17
95462	4		\$ 28,749.62	\$ 2,545.17

			Improvement Area #1C ^{[a],[e]}	
Property ID ^[d]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027
95463	4		\$ 28,749.62	\$ 2,545.17
95464	4		\$ 28,749.62	\$ 2,545.17
95465	4		\$ 28,749.62	\$ 2,545.17
95466	4		\$ 28,749.62	\$ 2,545.17
95467	4		\$ 28,749.62	\$ 2,545.17
95468	4		\$ 28,749.62	\$ 2,545.17
95469	4		\$ 28,749.62	\$ 2,545.17
95470	4		\$ 28,749.62	\$ 2,545.17
95471	4	[c]	\$ -	\$ -
95472	4		\$ 28,749.62	\$ 2,545.17
95473	4		\$ 28,749.62	\$ 2,545.17
95474	4		\$ 28,749.62	\$ 2,545.17
Total^[b]			\$ 1,092,485.56	\$ 96,716.46

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Totals may not sum due to rounding.

[c] Property ID has prepaid Assessment in full.

[d] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

[e] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT A-3 - IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[d]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment	Installment Due 1/31/2027
101633	Non-Benefitted Property		\$ -	\$ -
101634	Non-Benefitted Property		\$ -	\$ -
101420	5		\$ 22,981.01	\$ 1,912.76
101421	5		\$ 22,981.01	\$ 1,912.76
101422	5		\$ 22,981.01	\$ 1,912.76
101423	5	[c]	\$ -	\$ -
101424	5		\$ 22,981.01	\$ 1,912.76
101425	5		\$ 22,981.01	\$ 1,912.76
101426	5		\$ 22,981.01	\$ 1,912.76
101427	5		\$ 22,981.01	\$ 1,912.76
101428	5		\$ 22,981.01	\$ 1,912.76
101429	5		\$ 22,981.01	\$ 1,912.76
101430	5		\$ 22,981.01	\$ 1,912.76
101431	5		\$ 22,981.01	\$ 1,912.76
101432	5		\$ 22,981.01	\$ 1,912.76
101433	5		\$ 22,981.01	\$ 1,912.76
101434	5		\$ 22,981.01	\$ 1,912.76
101435	5		\$ 22,981.01	\$ 1,912.76
101436	5		\$ 22,981.01	\$ 1,912.76
101437	5		\$ 22,981.01	\$ 1,912.76
101438	5		\$ 22,981.01	\$ 1,912.76
101439	5		\$ 22,981.01	\$ 1,912.76
101440	5		\$ 22,981.01	\$ 1,912.76
101441	5		\$ 22,981.01	\$ 1,912.76
101442	5		\$ 22,981.01	\$ 1,912.76
101443	5		\$ 22,981.01	\$ 1,912.76
101444	5		\$ 22,981.01	\$ 1,912.76
101445	5		\$ 22,981.01	\$ 1,912.76
101446	5		\$ 22,981.01	\$ 1,912.76
101447	5		\$ 22,981.01	\$ 1,912.76
101448	5		\$ 22,981.01	\$ 1,912.76
101449	5		\$ 22,981.01	\$ 1,912.76
101450	5		\$ 22,981.01	\$ 1,912.76
101451	5		\$ 22,981.01	\$ 1,912.76
101452	5		\$ 22,981.01	\$ 1,912.76
101453	5		\$ 22,981.01	\$ 1,912.76
101454	5		\$ 22,981.01	\$ 1,912.76
101455	5		\$ 22,981.01	\$ 1,912.76
101456	5		\$ 22,981.01	\$ 1,912.76
101457	5		\$ 22,981.01	\$ 1,912.76

Property ID ^[d]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment	Installment Due 1/31/2027
101458	5		\$ 22,981.01	\$ 1,912.76
101459	5		\$ 22,981.01	\$ 1,912.76
101460	5		\$ 22,981.01	\$ 1,912.76
101461	5		\$ 22,981.01	\$ 1,912.76
101462	5		\$ 22,981.01	\$ 1,912.76
101463	5		\$ 22,981.01	\$ 1,912.76
101464	5		\$ 22,981.01	\$ 1,912.76
101465	5		\$ 22,981.01	\$ 1,912.76
101466	5		\$ 22,981.01	\$ 1,912.76
101467	5	[c]	\$ -	\$ -
101468	5		\$ 22,981.01	\$ 1,912.76
101469	5		\$ 22,981.01	\$ 1,912.76
101470	5		\$ 22,981.01	\$ 1,912.76
101471	5		\$ 22,981.01	\$ 1,912.76
101472	5		\$ 22,981.01	\$ 1,912.76
101473	5		\$ 22,981.01	\$ 1,912.76
101474	5		\$ 22,981.01	\$ 1,912.76
101475	5		\$ 22,981.01	\$ 1,912.76
101476	5		\$ 22,981.01	\$ 1,912.76
101477	5		\$ 22,981.01	\$ 1,912.76
101478	5		\$ 22,981.01	\$ 1,912.76
101479	5		\$ 22,981.01	\$ 1,912.76
101480	5		\$ 22,981.01	\$ 1,912.76
101481	5		\$ 22,981.01	\$ 1,912.76
101482	5		\$ 22,981.01	\$ 1,912.76
101483	5		\$ 22,981.01	\$ 1,912.76
101484	5		\$ 22,981.01	\$ 1,912.76
101485	5		\$ 22,981.01	\$ 1,912.76
101486	5		\$ 22,981.01	\$ 1,912.76
101487	5		\$ 22,981.01	\$ 1,912.76
101488	5		\$ 22,981.01	\$ 1,912.76
101489	5		\$ 22,981.01	\$ 1,912.76
101490	5		\$ 22,981.01	\$ 1,912.76
101491	5		\$ 22,981.01	\$ 1,912.76
101492	5		\$ 22,981.01	\$ 1,912.76
101493	5		\$ 22,981.01	\$ 1,912.76
101494	5	[c]	\$ -	\$ -
101495	5		\$ 22,981.01	\$ 1,912.76
101496	5		\$ 22,981.01	\$ 1,912.76
101497	5		\$ 22,981.01	\$ 1,912.76

Property ID ^[d]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment	Installment Due 1/31/2027
101498	5		\$ 22,981.01	\$ 1,912.76
101499	5		\$ 22,981.01	\$ 1,912.76
101500	5		\$ 22,981.01	\$ 1,912.76
101501	5		\$ 22,981.01	\$ 1,912.76
101502	5		\$ 22,981.01	\$ 1,912.76
101503	5		\$ 22,981.01	\$ 1,912.76
101504	5		\$ 22,981.01	\$ 1,912.76
101505	5		\$ 22,981.01	\$ 1,912.76
101506	5		\$ 22,981.01	\$ 1,912.76
101507	5		\$ 22,981.01	\$ 1,912.76
101508	5		\$ 22,981.01	\$ 1,912.76
101509	5		\$ 22,981.01	\$ 1,912.76
101510	5		\$ 22,981.01	\$ 1,912.76
101511	5		\$ 22,981.01	\$ 1,912.76
101512	5		\$ 22,981.01	\$ 1,912.76
101513	5		\$ 22,981.01	\$ 1,912.76
101514	5		\$ 22,981.01	\$ 1,912.76
101515	5		\$ 22,981.01	\$ 1,912.76
101516	5		\$ 22,981.01	\$ 1,912.76
101517	5		\$ 22,981.01	\$ 1,912.76
101518	5		\$ 22,981.01	\$ 1,912.76
101519	5		\$ 22,981.01	\$ 1,912.76
101520	3		\$ 31,973.58	\$ 2,636.97
101521	3		\$ 31,973.58	\$ 2,636.97
101522	3		\$ 31,973.58	\$ 2,636.97
101523	3		\$ 31,973.58	\$ 2,636.97
101524	3		\$ 31,973.58	\$ 2,636.97
101525	3		\$ 31,973.58	\$ 2,636.97
101526	3		\$ 31,973.58	\$ 2,636.97
101527	3		\$ 31,973.58	\$ 2,636.97
101528	2		\$ 41,465.74	\$ 3,401.41
101529	2		\$ 41,465.74	\$ 3,401.41
101530	2		\$ 41,465.74	\$ 3,401.41
101531	2		\$ 41,465.74	\$ 3,401.41
101532	2		\$ 41,465.74	\$ 3,401.41
101533	2		\$ 41,465.74	\$ 3,401.41
101534	2		\$ 41,465.74	\$ 3,401.41
101535	2		\$ 41,465.74	\$ 3,401.41
101536	2	[c]	\$ -	\$ -
101537	2		\$ 41,465.74	\$ 3,401.41

Property ID ^[d]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment	Installment Due 1/31/2027
101538	2		\$ 41,465.74	\$ 3,401.41
101539	2		\$ 41,465.74	\$ 3,401.41
101540	10		\$ 26,157.63	\$ 2,168.59
101541	10		\$ 26,157.63	\$ 2,168.59
101542	10		\$ 26,157.63	\$ 2,168.59
101543	10		\$ 26,157.63	\$ 2,168.59
101544	10		\$ 26,157.63	\$ 2,168.59
101545	10		\$ 26,157.63	\$ 2,168.59
101546	10		\$ 26,157.63	\$ 2,168.59
101547	10		\$ 26,157.63	\$ 2,168.59
101548	10		\$ 26,157.63	\$ 2,168.59
101549	10		\$ 26,157.63	\$ 2,168.59
101550	10		\$ 26,157.63	\$ 2,168.59
101551	10		\$ 26,157.63	\$ 2,168.59
101552	10	[c]	\$ -	\$ -
101553	10		\$ 26,157.63	\$ 2,168.59
101554	10		\$ 26,157.63	\$ 2,168.59
101555	10		\$ 26,157.63	\$ 2,168.59
101556	10		\$ 26,157.63	\$ 2,168.59
101557	10		\$ 26,157.63	\$ 2,168.59
101558	10		\$ 26,157.63	\$ 2,168.59
101559	10		\$ 26,157.63	\$ 2,168.59
101560	10		\$ 26,157.63	\$ 2,168.59
101561	10		\$ 26,157.63	\$ 2,168.59
101562	10		\$ 26,157.63	\$ 2,168.59
101563	10		\$ 26,157.63	\$ 2,168.59
101564	10		\$ 26,157.63	\$ 2,168.59
101565	10		\$ 26,157.63	\$ 2,168.59
101566	10		\$ 26,157.63	\$ 2,168.59
101567	10		\$ 26,157.63	\$ 2,168.59
101568	10		\$ 26,157.63	\$ 2,168.59
101569	10		\$ 26,157.63	\$ 2,168.59
101570	10		\$ 26,157.63	\$ 2,168.59
101571	10		\$ 26,157.63	\$ 2,168.59
101572	10		\$ 26,157.63	\$ 2,168.59
101573	10		\$ 26,157.63	\$ 2,168.59
101574	10		\$ 26,157.63	\$ 2,168.59
101575	10		\$ 26,157.63	\$ 2,168.59
101576	10		\$ 26,157.63	\$ 2,168.59
101577	10		\$ 26,157.63	\$ 2,168.59

Property ID ^[d]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment	Installment Due 1/31/2027
101578	10		\$ 26,157.63	\$ 2,168.59
101579	10		\$ 26,157.63	\$ 2,168.59
101580	10		\$ 26,157.63	\$ 2,168.59
101581	10		\$ 26,157.63	\$ 2,168.59
101582	10		\$ 26,157.63	\$ 2,168.59
101583	10		\$ 26,157.63	\$ 2,168.59
101584	10		\$ 26,157.63	\$ 2,168.59
101585	10		\$ 26,157.63	\$ 2,168.59
101586	10		\$ 26,157.63	\$ 2,168.59
101587	10		\$ 26,157.63	\$ 2,168.59
101588	10		\$ 26,157.63	\$ 2,168.59
101589	10		\$ 26,157.63	\$ 2,168.59
101590	10		\$ 26,157.63	\$ 2,168.59
101591	10		\$ 26,157.63	\$ 2,168.59
101592	10		\$ 26,157.63	\$ 2,168.59
101593	10		\$ 26,157.63	\$ 2,168.59
101594	10	[c]	\$ -	\$ -
101595	10		\$ 26,157.63	\$ 2,168.59
101596	10	[c]	\$ -	\$ -
101597	10		\$ 26,157.63	\$ 2,168.59
101598	10		\$ 26,157.63	\$ 2,168.59
101599	10		\$ 26,157.63	\$ 2,168.59
101600	10		\$ 26,157.63	\$ 2,168.59
101601	10		\$ 26,157.63	\$ 2,168.59
101602	10		\$ 26,157.63	\$ 2,168.59
101603	10		\$ 26,157.63	\$ 2,168.59
101604	10		\$ 26,157.63	\$ 2,168.59
101605	10		\$ 26,157.63	\$ 2,168.59
101606	10		\$ 26,157.63	\$ 2,168.59
101607	10		\$ 26,157.63	\$ 2,168.59
101608	10		\$ 26,157.63	\$ 2,168.59
101609	10		\$ 26,157.63	\$ 2,168.59
101610	10		\$ 26,157.63	\$ 2,168.59
101611	10		\$ 26,157.63	\$ 2,168.59
101612	10		\$ 26,157.63	\$ 2,168.59
101613	10		\$ 26,157.63	\$ 2,168.59
101614	10		\$ 26,157.63	\$ 2,168.59
101615	10		\$ 26,157.63	\$ 2,168.59
101616	10		\$ 26,157.63	\$ 2,168.59
101617	10		\$ 26,157.63	\$ 2,168.59

Property ID ^[d]	Lot Type	Notes	Improvement Area #2 ^[a]	
			Outstanding Assessment	Installment Due 1/31/2027
101618	10		\$ 26,157.63	\$ 2,168.59
101619	10		\$ 26,157.63	\$ 2,168.59
101620	10		\$ 26,157.63	\$ 2,168.59
101621	10		\$ 26,157.63	\$ 2,168.59
101622	10		\$ 26,157.63	\$ 2,168.59
101623	10		\$ 26,157.63	\$ 2,168.59
101624	10		\$ 26,157.63	\$ 2,168.59
101625	10		\$ 26,157.63	\$ 2,168.59
101626	10		\$ 26,157.63	\$ 2,168.59
101627	10		\$ 26,157.63	\$ 2,168.59
101628	10		\$ 26,157.63	\$ 2,168.59
101629	10		\$ 26,157.63	\$ 2,168.59
101630	10		\$ 26,157.63	\$ 2,168.59
101631	10		\$ 26,157.63	\$ 2,168.59
101632	10		\$ 26,157.63	\$ 2,168.59
Total^[b]			\$ 5,295,256.45	\$ 439,222.09

Notes:

[a] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[b] Totals may not sum due to rounding.

[c] Property ID has prepaid Assessment in full.

[d] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A-4 - IMPROVEMENT AREA #3 ASSESSMENT ROLL

			Improvement Area #3 ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
112166	3		\$ 36,354.48	\$ 2,763.10
111823	Non-Benefitted Property		\$ -	\$ -
112199	2		\$ 29,884.61	\$ 2,282.40
112353	1		\$ 27,188.83	\$ 2,082.10
112167	3		\$ 36,354.48	\$ 2,763.10
112168	3		\$ 36,354.48	\$ 2,763.10
112169	3		\$ 36,354.48	\$ 2,763.10
112170	3		\$ 36,354.48	\$ 2,763.10
112171	3		\$ 36,354.48	\$ 2,763.10
112172	3		\$ 36,354.48	\$ 2,763.10
112173	3		\$ 36,354.48	\$ 2,763.10
112174	3		\$ 36,354.48	\$ 2,763.10
112175	2		\$ 29,884.61	\$ 2,282.40
112176	2		\$ 29,884.61	\$ 2,282.40
112177	2		\$ 29,884.61	\$ 2,282.40
112178	2		\$ 29,884.61	\$ 2,282.40
112179	2		\$ 29,884.61	\$ 2,282.40
112180	2		\$ 29,884.61	\$ 2,282.40
112181	2		\$ 29,884.61	\$ 2,282.40
112182	2		\$ 29,884.61	\$ 2,282.40
112183	2		\$ 29,884.61	\$ 2,282.40
112184	2		\$ 29,884.61	\$ 2,282.40
112185	2		\$ 29,884.61	\$ 2,282.40
112186	2		\$ 29,884.61	\$ 2,282.40
112187	2		\$ 29,884.61	\$ 2,282.40
112188	2		\$ 29,884.61	\$ 2,282.40
112189	2		\$ 29,884.61	\$ 2,282.40
112254	Non-Benefitted Property		\$ -	\$ -
112190	2		\$ 29,884.61	\$ 2,282.40
112191	2		\$ 29,884.61	\$ 2,282.40
112192	2		\$ 29,884.61	\$ 2,282.40
112193	2		\$ 29,884.61	\$ 2,282.40
112194	2		\$ 29,884.61	\$ 2,282.40
112195	2		\$ 29,884.61	\$ 2,282.40
112196	2		\$ 29,884.61	\$ 2,282.40
112197	2		\$ 29,884.61	\$ 2,282.40
112198	2		\$ 29,884.61	\$ 2,282.40
112200	2		\$ 29,884.61	\$ 2,282.40
112201	2	[f]	\$ -	\$ -
112202	2		\$ 29,884.61	\$ 2,282.40

			Improvement Area #3 ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
112203	2		\$ 29,884.61	\$ 2,282.40
112204	2		\$ 29,884.61	\$ 2,282.40
112205	2		\$ 29,884.61	\$ 2,282.40
112206	2		\$ 29,884.61	\$ 2,282.40
112207	2		\$ 29,884.61	\$ 2,282.40
112208	2		\$ 29,884.61	\$ 2,282.40
112209	2		\$ 29,884.61	\$ 2,282.40
112210	2		\$ 29,884.61	\$ 2,282.40
112211	2		\$ 29,884.61	\$ 2,282.40
112212	2		\$ 29,884.61	\$ 2,282.40
112213	2		\$ 29,884.61	\$ 2,282.40
112255	1		\$ 27,188.83	\$ 2,082.10
112256	1		\$ 27,188.83	\$ 2,082.10
112257	1		\$ 27,188.83	\$ 2,082.10
112258	1		\$ 27,188.83	\$ 2,082.10
112259	1		\$ 27,188.83	\$ 2,082.10
112260	1		\$ 27,188.83	\$ 2,082.10
112261	1		\$ 27,188.83	\$ 2,082.10
112262	1		\$ 27,188.83	\$ 2,082.10
112263	1		\$ 27,188.83	\$ 2,082.10
112264	1		\$ 27,188.83	\$ 2,082.10
112265	1		\$ 27,188.83	\$ 2,082.10
112266	1		\$ 27,188.83	\$ 2,082.10
112267	1		\$ 27,188.83	\$ 2,082.10
112268	1		\$ 27,188.83	\$ 2,082.10
112269	1		\$ 27,188.83	\$ 2,082.10
112270	1		\$ 27,188.83	\$ 2,082.10
112271	1	[f]	\$ -	\$ -
112272	1		\$ 27,188.83	\$ 2,082.10
112273	1		\$ 27,188.83	\$ 2,082.10
112274	1		\$ 27,188.83	\$ 2,082.10
112275	1		\$ 27,188.83	\$ 2,082.10
112276	1		\$ 27,188.83	\$ 2,082.10
112277	1		\$ 27,188.83	\$ 2,082.10
112278	1		\$ 27,188.83	\$ 2,082.10
112279	1		\$ 27,188.83	\$ 2,082.10
112280	1		\$ 27,188.83	\$ 2,082.10
112281	1		\$ 27,188.83	\$ 2,082.10
112282	1		\$ 27,188.83	\$ 2,082.10
112283	1		\$ 27,188.83	\$ 2,082.10

			Improvement Area #3 ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
112284	1		\$ 27,188.83	\$ 2,082.10
112285	1		\$ 27,188.83	\$ 2,082.10
112286	1		\$ 27,188.83	\$ 2,082.10
112287	1		\$ 27,188.83	\$ 2,082.10
112288	1		\$ 27,188.83	\$ 2,082.10
112289	1		\$ 27,188.83	\$ 2,082.10
112290	1		\$ 27,188.83	\$ 2,082.10
112291	1		\$ 27,188.83	\$ 2,082.10
112292	1		\$ 27,188.83	\$ 2,082.10
112293	1		\$ 27,188.83	\$ 2,082.10
112294	1		\$ 27,188.83	\$ 2,082.10
112295	1		\$ 27,188.83	\$ 2,082.10
112296	1		\$ 27,188.83	\$ 2,082.10
112297	1		\$ 27,188.83	\$ 2,082.10
112298	1		\$ 27,188.83	\$ 2,082.10
112299	1		\$ 27,188.83	\$ 2,082.10
112300	1		\$ 27,188.83	\$ 2,082.10
112301	Non-Benefitted Property		\$ -	\$ -
112303	1		\$ 27,188.83	\$ 2,082.10
112304	1		\$ 27,188.83	\$ 2,082.10
112305	1		\$ 27,188.83	\$ 2,082.10
112306	1		\$ 27,188.83	\$ 2,082.10
112307	1		\$ 27,188.83	\$ 2,082.10
112308	1		\$ 27,188.83	\$ 2,082.10
112309	1		\$ 27,188.83	\$ 2,082.10
112310	1		\$ 27,188.83	\$ 2,082.10
112311	1		\$ 27,188.83	\$ 2,082.10
112312	1		\$ 27,188.83	\$ 2,082.10
112313	1		\$ 27,188.83	\$ 2,082.10
112314	1		\$ 27,188.83	\$ 2,082.10
112315	1		\$ 27,188.83	\$ 2,082.10
112316	1		\$ 27,188.83	\$ 2,082.10
112317	1		\$ 27,188.83	\$ 2,082.10
112318	1		\$ 27,188.83	\$ 2,082.10
112319	1		\$ 27,188.83	\$ 2,082.10
112320	1		\$ 27,188.83	\$ 2,082.10
112321	1	[f]	\$ -	\$ -
112302	1		\$ 27,188.83	\$ 2,082.10
112322	1		\$ 27,188.83	\$ 2,082.10
112323	1		\$ 27,188.83	\$ 2,082.10

			Improvement Area #3 ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
112324	1		\$ 27,188.83	\$ 2,082.10
112325	1		\$ 27,188.83	\$ 2,082.10
112326	1		\$ 27,188.83	\$ 2,082.10
112327	1		\$ 27,188.83	\$ 2,082.10
112328	1		\$ 27,188.83	\$ 2,082.10
112329	1		\$ 27,188.83	\$ 2,082.10
112330	1		\$ 27,188.83	\$ 2,082.10
112331	1		\$ 27,188.83	\$ 2,082.10
112332	1		\$ 27,188.83	\$ 2,082.10
112333	1		\$ 27,188.83	\$ 2,082.10
112334	1		\$ 27,188.83	\$ 2,082.10
112335	1		\$ 27,188.83	\$ 2,082.10
112336	1		\$ 27,188.83	\$ 2,082.10
112337	1	[e]	\$ 27,188.83	\$ 1,041.05
112337-1	1	[e]	\$ 27,188.83	\$ 1,041.05
112338	1		\$ 27,188.83	\$ 2,082.10
112339	1		\$ 27,188.83	\$ 2,082.10
112340	1		\$ 27,188.83	\$ 2,082.10
112341	1		\$ 27,188.83	\$ 2,082.10
112342	1		\$ 27,188.83	\$ 2,082.10
112343	1		\$ 27,188.83	\$ 2,082.10
112344	1		\$ 27,188.83	\$ 2,082.10
112345	1		\$ 27,188.83	\$ 2,082.10
112346	1		\$ 27,188.83	\$ 2,082.10
112347	1		\$ 27,188.83	\$ 2,082.10
112348	1		\$ 27,188.83	\$ 2,082.10
112349	1		\$ 27,188.83	\$ 2,082.10
112350	1		\$ 27,188.83	\$ 2,082.10
112351	1		\$ 27,188.83	\$ 2,082.10
112352	1		\$ 27,188.83	\$ 2,082.10
112354	1		\$ 27,188.83	\$ 2,082.10
112355	Non-Benefitted Property		\$ -	\$ -
112252	Non-Benefitted Property		\$ -	\$ -
112253	Non-Benefitted Property		\$ -	\$ -
112238	2		\$ 29,884.61	\$ 2,282.40
112239	2		\$ 29,884.61	\$ 2,282.40
112240	2		\$ 29,884.61	\$ 2,282.40
112241	2		\$ 29,884.61	\$ 2,282.40
112242	2		\$ 29,884.61	\$ 2,282.40
112243	2		\$ 29,884.61	\$ 2,282.40

			Improvement Area #3 ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
112244	2		\$ 29,884.61	\$ 2,282.40
112245	2		\$ 29,884.61	\$ 2,282.40
112246	2		\$ 29,884.61	\$ 2,282.40
112247	2		\$ 29,884.61	\$ 2,282.40
112248	2		\$ 29,884.61	\$ 2,282.40
112249	2		\$ 29,884.61	\$ 2,282.40
112250	2		\$ 29,884.61	\$ 2,282.40
112251	2		\$ 29,884.61	\$ 2,282.40
112214	2		\$ 29,884.61	\$ 2,282.40
112215	2		\$ 29,884.61	\$ 2,282.40
112216	2		\$ 29,884.61	\$ 2,282.40
112217	2		\$ 29,884.61	\$ 2,282.40
112218	2		\$ 29,884.61	\$ 2,282.40
112219	2		\$ 29,884.61	\$ 2,282.40
112220	2		\$ 29,884.61	\$ 2,282.40
112221	2		\$ 29,884.61	\$ 2,282.40
112222	2		\$ 29,884.61	\$ 2,282.40
112223	2		\$ 29,884.61	\$ 2,282.40
112224	2		\$ 29,884.61	\$ 2,282.40
112225	2		\$ 29,884.61	\$ 2,282.40
112226	2		\$ 29,884.61	\$ 2,282.40
112227	2		\$ 29,884.61	\$ 2,282.40
112228	2		\$ 29,884.61	\$ 2,282.40
112229	2		\$ 29,884.61	\$ 2,282.40
112230	2		\$ 29,884.61	\$ 2,282.40
112231	2		\$ 29,884.61	\$ 2,282.40
112232	2		\$ 29,884.61	\$ 2,282.40
112233	2		\$ 29,884.61	\$ 2,282.40
112234	2		\$ 29,884.61	\$ 2,282.40
112235	2		\$ 29,884.61	\$ 2,282.40
112236	2		\$ 29,884.61	\$ 2,282.40
112237	2		\$ 29,884.61	\$ 2,282.40
Total^[b]			\$ 5,235,737.19	\$ 400,294.00

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Totals may not sum due to rounding.

[c] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[e] Undivided Interest of Property located at 1904 FREDIANO LN, billed 50% to Property ID 112337-1 and 50% to property ID 112337-1.

[f] Property ID has prepaid Assessment in full.

EXHIBIT A-5 - IMPROVEMENT AREA #4-A ASSESSMENT ROLL

			Improvement Area #4-A ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
118754	2		\$ 58,250.45	\$ 4,922.45
118755	2		\$ 58,250.45	\$ 4,922.45
118756	2		\$ 58,250.45	\$ 4,922.45
118757	2		\$ 58,250.45	\$ 4,922.45
118758	2		\$ 58,250.45	\$ 4,922.45
118759	2		\$ 58,250.45	\$ 4,922.45
118760	2		\$ 58,250.45	\$ 4,922.45
118761	2		\$ 58,250.45	\$ 4,922.45
118762	2		\$ 58,250.45	\$ 4,922.45
118763	2		\$ 58,250.45	\$ 4,922.45
118764	2		\$ 58,250.45	\$ 4,922.45
118765	2		\$ 58,250.45	\$ 4,922.45
118766	2		\$ 58,250.45	\$ 4,922.45
118767	2		\$ 58,250.45	\$ 4,922.45
118768	2		\$ 58,250.45	\$ 4,922.45
118769	2		\$ 58,250.45	\$ 4,922.45
118770	1		\$ 52,114.34	\$ 4,410.45
118771	1		\$ 52,114.34	\$ 4,410.45
118772	1	[f]	\$ -	\$ -
118773	1		\$ 52,114.34	\$ 4,410.45
118774	1		\$ 52,114.34	\$ 4,410.45
118775	1		\$ 52,114.34	\$ 4,410.45
118776	1		\$ 52,114.34	\$ 4,410.45
118777	Non-Benefitted Property		\$ -	\$ -
118778-1	1	[e]	\$ 52,114.34	\$ 2,205.23
118778	1	[e]	\$ 52,114.34	\$ 2,205.23
118779	2		\$ 58,250.45	\$ 4,922.45
118781	2		\$ 58,250.45	\$ 4,922.45
118783	2		\$ 58,250.45	\$ 4,922.45
118785	2		\$ 58,250.45	\$ 4,922.45
118786	2		\$ 58,250.45	\$ 4,922.45
118787	2		\$ 58,250.45	\$ 4,922.45
118788	2		\$ 58,250.45	\$ 4,922.45
118789	2		\$ 58,250.45	\$ 4,922.45
118790	2		\$ 58,250.45	\$ 4,922.45
118791	2		\$ 58,250.45	\$ 4,922.45
118780	2		\$ 58,250.45	\$ 4,922.45
118782	2		\$ 58,250.45	\$ 4,922.45
118784	2		\$ 58,250.45	\$ 4,922.45
118792	1		\$ 52,114.34	\$ 4,410.45

			Improvement Area #4-A ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
118793	1		\$ 52,114.34	\$ 4,410.45
118794	1		\$ 52,114.34	\$ 4,410.45
118795	1		\$ 52,114.34	\$ 4,410.45
118796	1		\$ 52,114.34	\$ 4,410.45
118797	2	[f]	\$ -	\$ -
Total^[b]			\$ 2,314,635.13	\$ 195,676.46

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Totals may not sum due to rounding.

[c] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[e] Undivided Interest of Property located at 1552 RIPASSO WAY, billed 50% to Property ID 118778 and 50% to property ID 118778-1.

[f] Property ID has prepaid Assessment in full.

EXHIBIT A-6 - IMPROVEMENT AREA #4-B ASSESSMENT ROLL

			Improvement Area #4-B ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
334733	1		\$ 39,684.48	\$ 3,393.68
334734	1		\$ 39,684.48	\$ 3,393.68
334735	1		\$ 39,684.48	\$ 3,393.68
334736	1		\$ 39,684.48	\$ 3,393.68
334737	1		\$ 39,684.48	\$ 3,393.68
334738	1		\$ 39,684.48	\$ 3,393.68
334739	1		\$ 39,684.48	\$ 3,393.68
334740	1		\$ 39,684.48	\$ 3,393.68
334741	1		\$ 39,684.48	\$ 3,393.68
334742	1		\$ 39,684.48	\$ 3,393.68
334743	1		\$ 39,684.48	\$ 3,393.68
334744	1		\$ 39,684.48	\$ 3,393.68
334745	1		\$ 39,684.48	\$ 3,393.68
334746	1		\$ 39,684.48	\$ 3,393.68
334747	1		\$ 39,684.48	\$ 3,393.68
334748	1		\$ 39,684.48	\$ 3,393.68
334749	1		\$ 39,684.48	\$ 3,393.68
334750	1		\$ 39,684.48	\$ 3,393.68
334751	1		\$ 39,684.48	\$ 3,393.68
334752	1		\$ 39,684.48	\$ 3,393.68
334753	1		\$ 39,684.48	\$ 3,393.68
334754	1		\$ 39,684.48	\$ 3,393.68
334755	1		\$ 39,684.48	\$ 3,393.68
334756	1		\$ 39,684.48	\$ 3,393.68
334757	1		\$ 39,684.48	\$ 3,393.68
334758	1		\$ 39,684.48	\$ 3,393.68
334759	1		\$ 39,684.48	\$ 3,393.68
334760	1		\$ 39,684.48	\$ 3,393.68
334761	1		\$ 39,684.48	\$ 3,393.68
334762	1		\$ 39,684.48	\$ 3,393.68
334763	1		\$ 39,684.48	\$ 3,393.68
334764	1		\$ 39,684.48	\$ 3,393.68
334765	1		\$ 39,684.48	\$ 3,393.68
334766	1		\$ 39,684.48	\$ 3,393.68
334767	1		\$ 39,684.48	\$ 3,393.68
334768	1		\$ 39,684.48	\$ 3,393.68
334769	1		\$ 39,684.48	\$ 3,393.68
334770	1		\$ 39,684.48	\$ 3,393.68
334771	1		\$ 39,684.48	\$ 3,393.68
334772	1		\$ 39,684.48	\$ 3,393.68

			Improvement Area #4-B ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
334773	1		\$ 39,684.48	\$ 3,393.68
334774	1		\$ 39,684.48	\$ 3,393.68
334775	1		\$ 39,684.48	\$ 3,393.68
334776	1		\$ 39,684.48	\$ 3,393.68
334777	1		\$ 39,684.48	\$ 3,393.68
334778	1		\$ 39,684.48	\$ 3,393.68
334779	1		\$ 39,684.48	\$ 3,393.68
334903	Non-Benefitted Property		\$ -	\$ -
334904	Non-Benefitted Property		\$ -	\$ -
334781	1		\$ 39,684.48	\$ 3,393.68
334782	1		\$ 39,684.48	\$ 3,393.68
334783	1		\$ 39,684.48	\$ 3,393.68
334784	1		\$ 39,684.48	\$ 3,393.68
334785	1		\$ 39,684.48	\$ 3,393.68
334786	1		\$ 39,684.48	\$ 3,393.68
334787	1		\$ 39,684.48	\$ 3,393.68
334788	1		\$ 39,684.48	\$ 3,393.68
334789	1		\$ 39,684.48	\$ 3,393.68
334790	1		\$ 39,684.48	\$ 3,393.68
334791	1		\$ 39,684.48	\$ 3,393.68
334792	1		\$ 39,684.48	\$ 3,393.68
334793	1		\$ 39,684.48	\$ 3,393.68
334794	1		\$ 39,684.48	\$ 3,393.68
334795	1		\$ 39,684.48	\$ 3,393.68
334796	1		\$ 39,684.48	\$ 3,393.68
334797	1		\$ 39,684.48	\$ 3,393.68
334798	1		\$ 39,684.48	\$ 3,393.68
334799	1		\$ 39,684.48	\$ 3,393.68
334800	1		\$ 39,684.48	\$ 3,393.68
334801	1		\$ 39,684.48	\$ 3,393.68
334802	1		\$ 39,684.48	\$ 3,393.68
334803	1		\$ 39,684.48	\$ 3,393.68
334804	1		\$ 39,684.48	\$ 3,393.68
334805	1		\$ 39,684.48	\$ 3,393.68
334806	1		\$ 39,684.48	\$ 3,393.68
334807	1		\$ 39,684.48	\$ 3,393.68
334808	1		\$ 39,684.48	\$ 3,393.68
334809	1		\$ 39,684.48	\$ 3,393.68
334810	1		\$ 39,684.48	\$ 3,393.68
334811	1		\$ 39,684.48	\$ 3,393.68

			Improvement Area #4-B ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
334812	1		\$ 39,684.48	\$ 3,393.68
334813	1		\$ 39,684.48	\$ 3,393.68
334814	1		\$ 39,684.48	\$ 3,393.68
334815	1		\$ 39,684.48	\$ 3,393.68
334816	1		\$ 39,684.48	\$ 3,393.68
334817	1		\$ 39,684.48	\$ 3,393.68
334818	1		\$ 39,684.48	\$ 3,393.68
334819	1		\$ 39,684.48	\$ 3,393.68
334820	1		\$ 39,684.48	\$ 3,393.68
334821	1		\$ 39,684.48	\$ 3,393.68
334822	1		\$ 39,684.48	\$ 3,393.68
334823	1		\$ 39,684.48	\$ 3,393.68
334824	1		\$ 39,684.48	\$ 3,393.68
334825	1		\$ 39,684.48	\$ 3,393.68
334826	1		\$ 39,684.48	\$ 3,393.68
334827	1		\$ 39,684.48	\$ 3,393.68
334828	1		\$ 39,684.48	\$ 3,393.68
334829	1		\$ 39,684.48	\$ 3,393.68
334830	1		\$ 39,684.48	\$ 3,393.68
334831	1		\$ 39,684.48	\$ 3,393.68
334832	1		\$ 39,684.48	\$ 3,393.68
334833	1		\$ 39,684.48	\$ 3,393.68
334834	1		\$ 39,684.48	\$ 3,393.68
334835	1		\$ 39,684.48	\$ 3,393.68
334836	1		\$ 39,684.48	\$ 3,393.68
334905	Non-Benefitted Property		\$ -	\$ -
334906	Non-Benefitted Property		\$ -	\$ -
334837	1		\$ 39,684.48	\$ 3,393.68
334838	1		\$ 39,684.48	\$ 3,393.68
334839	1		\$ 39,684.48	\$ 3,393.68
334840	1		\$ 39,684.48	\$ 3,393.68
334841	1		\$ 39,684.48	\$ 3,393.68
334842	1		\$ 39,684.48	\$ 3,393.68
334843	1		\$ 39,684.48	\$ 3,393.68
334844	1		\$ 39,684.48	\$ 3,393.68
334845	1		\$ 39,684.48	\$ 3,393.68
334846	1		\$ 39,684.48	\$ 3,393.68
334847	1		\$ 39,684.48	\$ 3,393.68
334848	1		\$ 39,684.48	\$ 3,393.68
334849	1		\$ 39,684.48	\$ 3,393.68

			Improvement Area #4-B ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
334850	1		\$ 39,684.48	\$ 3,393.68
334851	1		\$ 39,684.48	\$ 3,393.68
334852	1		\$ 39,684.48	\$ 3,393.68
334853	1		\$ 39,684.48	\$ 3,393.68
334854	1		\$ 39,684.48	\$ 3,393.68
334855	1		\$ 39,684.48	\$ 3,393.68
334856	1		\$ 39,684.48	\$ 3,393.68
334857	1		\$ 39,684.48	\$ 3,393.68
334858	1		\$ 39,684.48	\$ 3,393.68
334859	1		\$ 39,684.48	\$ 3,393.68
334860	1		\$ 39,684.48	\$ 3,393.68
334861	1		\$ 39,684.48	\$ 3,393.68
334862	1		\$ 39,684.48	\$ 3,393.68
334863	1		\$ 39,684.48	\$ 3,393.68
334864	1		\$ 39,684.48	\$ 3,393.68
334865	1		\$ 39,684.48	\$ 3,393.68
334866	1		\$ 39,684.48	\$ 3,393.68
334867	1		\$ 39,684.48	\$ 3,393.68
334868	1		\$ 39,684.48	\$ 3,393.68
334869	1		\$ 39,684.48	\$ 3,393.68
334870	1		\$ 39,684.48	\$ 3,393.68
334871	1		\$ 39,684.48	\$ 3,393.68
334872	1		\$ 39,684.48	\$ 3,393.68
334873	1		\$ 39,684.48	\$ 3,393.68
334874	1		\$ 39,684.48	\$ 3,393.68
334875	1		\$ 39,684.48	\$ 3,393.68
334876	1		\$ 39,684.48	\$ 3,393.68
334877	1		\$ 39,684.48	\$ 3,393.68
334878	1		\$ 39,684.48	\$ 3,393.68
334879	1		\$ 39,684.48	\$ 3,393.68
334880	1		\$ 39,684.48	\$ 3,393.68
334881	1		\$ 39,684.48	\$ 3,393.68
334882	1		\$ 39,684.48	\$ 3,393.68
334883	1		\$ 39,684.48	\$ 3,393.68
334884	1		\$ 39,684.48	\$ 3,393.68
334885	1		\$ 39,684.48	\$ 3,393.68
334886	1		\$ 39,684.48	\$ 3,393.68
334887	1		\$ 39,684.48	\$ 3,393.68
334888	1		\$ 39,684.48	\$ 3,393.68
334889	1		\$ 39,684.48	\$ 3,393.68

			Improvement Area #4-B ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
334890	1		\$ 39,684.48	\$ 3,393.68
334891	1		\$ 39,684.48	\$ 3,393.68
334892	1		\$ 39,684.48	\$ 3,393.68
334893	1		\$ 39,684.48	\$ 3,393.68
334894	1		\$ 39,684.48	\$ 3,393.68
334895	1		\$ 39,684.48	\$ 3,393.68
334896	1		\$ 39,684.48	\$ 3,393.68
334897	1		\$ 39,684.48	\$ 3,393.68
334898	1		\$ 39,684.48	\$ 3,393.68
334899	1		\$ 39,684.48	\$ 3,393.68
334900	1		\$ 39,684.48	\$ 3,393.68
334901	1		\$ 39,684.48	\$ 3,393.68
334902	1	[e]	\$ 39,684.48	\$ 1,696.84
334902-1	1	[e]	\$ 39,684.48	\$ 1,696.84
334908-1	2	[f]	\$ 46,687.63	\$ 1,990.81
334908	2	[f]	\$ 46,687.63	\$ 1,990.81
334909	2		\$ 46,687.63	\$ 3,981.62
334910	2		\$ 46,687.63	\$ 3,981.62
334911	2		\$ 46,687.63	\$ 3,981.62
334912	2		\$ 46,687.63	\$ 3,981.62
334913	2		\$ 46,687.63	\$ 3,981.62
334914	2		\$ 46,687.63	\$ 3,981.62
334915	2		\$ 46,687.63	\$ 3,981.62
334916	2		\$ 46,687.63	\$ 3,981.62
334917	2		\$ 46,687.63	\$ 3,981.62
334918	2		\$ 46,687.63	\$ 3,981.62
334919	2		\$ 46,687.63	\$ 3,981.62
334920	2		\$ 46,687.63	\$ 3,981.62
334921	2		\$ 46,687.63	\$ 3,981.62
334922	2		\$ 46,687.63	\$ 3,981.62
334923	2		\$ 46,687.63	\$ 3,981.62
334924	2		\$ 46,687.63	\$ 3,981.62
334925	2		\$ 46,687.63	\$ 3,981.62
334926	2		\$ 46,687.63	\$ 3,981.62
334927	2		\$ 46,687.63	\$ 3,981.62
334928	2		\$ 46,687.63	\$ 3,981.62
334929	2		\$ 46,687.63	\$ 3,981.62
334930	2		\$ 46,687.63	\$ 3,981.62
334931	2		\$ 46,687.63	\$ 3,981.62
334932	2		\$ 46,687.63	\$ 3,981.62

Property ID ^[c]	Lot Type	Note	Improvement Area #4-B ^{[a],[d]}	
			Outstanding Assessment	Annual Installment Due 1/31/2027
334933	2		\$ 46,687.63	\$ 3,981.62
334934	2		\$ 46,687.63	\$ 3,981.62
334935	2		\$ 46,687.63	\$ 3,981.62
334936	2		\$ 46,687.63	\$ 3,981.62
334937	2		\$ 46,687.63	\$ 3,981.62
334938	2		\$ 46,687.63	\$ 3,981.62
334939	2		\$ 46,687.63	\$ 3,981.62
334940	2		\$ 46,687.63	\$ 3,981.62
334941	2		\$ 46,687.63	\$ 3,981.62
334942	2		\$ 46,687.63	\$ 3,981.62
334943	2		\$ 46,687.63	\$ 3,981.62
334944	2		\$ 46,687.63	\$ 3,981.62
334945	2		\$ 46,687.63	\$ 3,981.62
334946	2		\$ 46,687.63	\$ 3,981.62
334947	2		\$ 46,687.63	\$ 3,981.62
334948	2		\$ 46,687.63	\$ 3,981.62
334949	2		\$ 46,687.63	\$ 3,981.62
334950	2		\$ 46,687.63	\$ 3,981.62
334951	2		\$ 46,687.63	\$ 3,981.62
334952	2		\$ 46,687.63	\$ 3,981.62
334953	2		\$ 46,687.63	\$ 3,981.62
334954	2		\$ 46,687.63	\$ 3,981.62
334955	2		\$ 46,687.63	\$ 3,981.62
334956	2		\$ 46,687.63	\$ 3,981.62
334957	2	[g]	\$ 46,687.63	\$ 1,990.81
334957-1	2	[g]	\$ 46,687.63	\$ 1,990.81
334958	2		\$ 46,687.63	\$ 3,981.62
334959	2		\$ 46,687.63	\$ 3,981.62
334960	2		\$ 46,687.63	\$ 3,981.62
334961	2		\$ 46,687.63	\$ 3,981.62
334962	2		\$ 46,687.63	\$ 3,981.62
334963	2		\$ 46,687.63	\$ 3,981.62
334964	2		\$ 46,687.63	\$ 3,981.62
334965	2		\$ 46,687.63	\$ 3,981.62
334966	2		\$ 46,687.63	\$ 3,981.62
334967	2		\$ 46,687.63	\$ 3,981.62
334968	2		\$ 46,687.63	\$ 3,981.62
334969	2		\$ 46,687.63	\$ 3,981.62
334970	2		\$ 46,687.63	\$ 3,981.62
334971	2		\$ 46,687.63	\$ 3,981.62

			Improvement Area #4-B ^{[a],[d]}	
Property ID ^[c]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
334972	Non-Benefitted Property		\$ -	\$ -
334973	2		\$ 46,687.63	\$ 3,981.62
334974	2		\$ 46,687.63	\$ 3,981.62
334975	2		\$ 46,687.63	\$ 3,981.62
334976	2		\$ 46,687.63	\$ 3,981.62
334977	2		\$ 46,687.63	\$ 3,981.62
334978	2		\$ 46,687.63	\$ 3,981.62
334979	2		\$ 46,687.63	\$ 3,981.62
334980	2		\$ 46,687.63	\$ 3,981.62
334981	2		\$ 46,687.63	\$ 3,981.62
334982	2		\$ 46,687.63	\$ 3,981.62
334983	2		\$ 46,687.63	\$ 3,981.62
334984	2		\$ 46,687.63	\$ 3,981.62
334985	2		\$ 46,687.63	\$ 3,981.62
334986	2		\$ 46,687.63	\$ 3,981.62
334987	2		\$ 46,687.63	\$ 3,981.62
334988	Non-Benefitted Property		\$ -	\$ -
Total^[b]			\$ 10,394,999.89	\$ 888,079.90

Notes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Totals may not sum due to rounding.

[c] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[e] Undivided Interest of Property located at 2307 FLORA DR, billed 50% to Property ID 334902 and 50% to property ID 334902-1.

[f] Undivided Interest of Property located at 1954 BENEDETTO WAY, billed 50% to Property ID 334908 and 50% to property ID 334908-1.

[g] Undivided Interest of Property located at 1915 BENEDETTO WAY, billed 50% to Property ID 334957 and 50% to property ID 334957-1.

EXHIBIT B-1 – PHASE 1 REFUNDING AND IMPROVEMENT BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

Fiscal Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	-	-	-
2022	\$230,000.00	\$329,442.36	\$559,442.36
2023	255,000.00	298,850.00	553,850.00
2024	265,000.00	288,650.00	553,650.00
2025	275,000.00	278,050.00	553,050.00
2026	285,000.00	267,050.00	552,050.00
2027	295,000.00	255,650.00	550,650.00
2028	305,000.00	243,850.00	548,850.00
2029	320,000.00	231,650.00	551,650.00
2030	330,000.00	218,850.00	548,850.00
2031	340,000.00	205,650.00	545,650.00
2032	355,000.00	192,050.00	547,050.00
2033	360,000.00	183,175.00	543,175.00
2034	370,000.00	174,175.00	544,175.00
2035	375,000.00	164,925.00	539,925.00
2036	385,000.00	155,550.00	540,550.00
2037	395,000.00	145,925.00	540,925.00
2038	405,000.00	132,100.00	537,100.00
2039	420,000.00	117,925.00	537,925.00
2040	430,000.00	103,225.00	533,225.00
2041	445,000.00	88,175.00	533,175.00
2042	460,000.00	72,600.00	532,600.00
2043	470,000.00	58,800.00	528,800.00
2044	485,000.00	44,700.00	529,700.00
2045	495,000.00	30,150.00	525,150.00
Total	<u>\$9,260,000.00</u>	<u>\$4,296,467.36</u>	<u>\$13,556,467.36</u>

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EXHIBIT B-2 – IMPROVEMENT AREA #1C REIMBURSEMENT SCHEDULE

Annual Installment				
Due 1/31	Principal	Interest	Total ^[a]	
2027	\$ 25,420.86	\$ 64,675.16	\$	90,096.01
2028	\$ 26,925.77	\$ 63,170.24	\$	90,096.01
2029	\$ 28,519.78	\$ 61,576.24	\$	90,096.01
2030	\$ 30,208.15	\$ 59,887.87	\$	90,096.01
2031	\$ 31,996.47	\$ 58,099.54	\$	90,096.01
2032	\$ 33,890.66	\$ 56,205.35	\$	90,096.01
2033	\$ 35,896.99	\$ 54,199.02	\$	90,096.01
2034	\$ 38,022.09	\$ 52,073.92	\$	90,096.01
2035	\$ 40,273.00	\$ 49,823.01	\$	90,096.01
2036	\$ 42,657.16	\$ 47,438.85	\$	90,096.01
2037	\$ 45,182.46	\$ 44,913.55	\$	90,096.01
2038	\$ 47,857.27	\$ 42,238.75	\$	90,096.01
2039	\$ 50,690.42	\$ 39,405.60	\$	90,096.01
2040	\$ 53,691.29	\$ 36,404.72	\$	90,096.01
2041	\$ 56,869.81	\$ 33,226.20	\$	90,096.01
2042	\$ 60,236.51	\$ 29,859.51	\$	90,096.01
2043	\$ 63,802.51	\$ 26,293.51	\$	90,096.01
2044	\$ 67,579.62	\$ 22,516.40	\$	90,096.01
2045	\$ 71,580.33	\$ 18,515.69	\$	90,096.01
2046	\$ 75,817.88	\$ 14,278.13	\$	90,096.01
2047	\$ 80,306.30	\$ 9,789.71	\$	90,096.01
2048	\$ 85,060.44	\$ 5,035.58	\$	90,096.01
Total^[b]	\$ 1,092,485.75	\$ 889,626.55	\$	1,982,112.29

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an interest rate of 8.92% for years 1-5, and 5.92% for years 25-30.

[b] Totals may not sum due to rounding.

EXHIBIT B-3 – IMPROVEMENT AREA #2 DEBT SERVICE SCHEDULE

Assessment Due 1/31	Fiscal Year End 9/30	Principal	Interest	Total P+I	DSRF	Additional Interest	Admin Levy	M&O Levy	Net Total P+I
2021	2021	\$ 110,000	\$ 259,013	\$ 369,013	\$ -	\$ 30,850	\$ 38,083	\$ -	\$ 437,946
2022	2022	115,000	255,163	370,163	-	30,300	38,332	-	438,795
2023	2023	120,000	251,138	371,138	-	29,725	38,583	-	439,446
2024	2024	125,000	246,938	371,938	-	29,125	38,837	-	439,900
2025	2025	130,000	242,563	372,563	-	28,500	39,093	-	440,156
2026	2026	135,000	237,688	372,688	-	27,850	39,352	-	439,890
2027	2027	140,000	232,625	372,625	-	27,175	39,614	-	439,414
2028	2028	145,000	227,375	372,375	-	26,475	39,878	-	438,728
2029	2029	150,000	221,938	371,938	-	25,750	40,144	-	437,832
2030	2030	160,000	216,313	376,313	-	25,000	40,414	-	441,727
2031	2031	165,000	209,513	374,513	-	24,200	40,686	-	439,399
2032	2032	175,000	202,500	377,500	-	23,375	40,961	-	441,836
2033	2033	180,000	195,063	375,063	-	22,500	41,238	-	438,801
2034	2034	190,000	187,413	377,413	-	21,600	41,519	-	440,532
2035	2035	200,000	179,338	379,338	-	20,650	41,802	-	441,790
2036	2036	210,000	170,838	380,838	-	19,650	42,088	-	442,576
2037	2037	215,000	161,913	376,913	-	18,600	42,376	-	437,889
2038	2038	225,000	152,775	377,775	-	17,525	42,668	-	437,968
2039	2039	230,000	143,213	373,213	-	16,400	42,963	-	432,576
2040	2040	245,000	133,438	378,438	-	15,250	43,260	-	436,948
2041	2041	255,000	122,719	377,719	-	14,025	43,561	-	435,305
2042	2042	270,000	111,563	381,563	-	12,750	43,864	-	438,177
2043	2043	280,000	99,750	379,750	-	11,400	44,171	-	435,321
2044	2044	295,000	87,500	382,500	-	10,000	44,481	-	436,981
2045	2045	310,000	74,594	384,594	-	8,525	44,793	-	437,912
2046	2046	325,000	61,031	386,031	-	6,975	45,109	-	438,115
2047	2047	340,000	46,813	386,813	-	5,350	45,428	-	437,591
2048	2048	355,000	31,938	386,938	-	3,650	45,751	-	436,339
2049	2049	375,000	16,406	391,406	(391,406)	1,875	46,076	-	47,951
		6,170,000	4,779,062	10,949,062	(391,406)	555,050	1,215,125	-	12,327,831

EXHIBIT B-4 – IMPROVEMENT AREA #3 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Fiscal Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	-	\$115,612.36	\$115,612.36
2022	\$115,000.00	215,650.00	330,650.00
2023	120,000.00	212,631.26	332,631.26
2024	125,000.00	209,481.26	334,481.26
2025	125,000.00	206,200.00	331,200.00
2026	130,000.00	202,918.76	332,918.76
2027	135,000.00	199,506.26	334,506.26
2028	140,000.00	195,287.50	335,287.50
2029	145,000.00	190,912.50	335,912.50
2030	150,000.00	186,381.26	336,381.26
2031	150,000.00	181,693.76	331,693.76
2032	155,000.00	177,006.26	332,006.26
2033	165,000.00	171,387.50	336,387.50
2034	170,000.00	165,406.26	335,406.26
2035	175,000.00	159,243.76	334,243.76
2036	180,000.00	152,900.00	332,900.00
2037	190,000.00	146,375.00	336,375.00
2038	195,000.00	139,487.50	334,487.50
2039	205,000.00	132,418.76	337,418.76
2040	210,000.00	124,987.50	334,987.50
2041	220,000.00	117,375.00	337,375.00
2042	225,000.00	109,400.00	334,400.00
2043	235,000.00	100,400.00	335,400.00
2044	245,000.00	91,000.00	336,000.00
2045	255,000.00	81,200.00	336,200.00
2046	270,000.00	71,000.00	341,000.00
2047	280,000.00	60,200.00	340,200.00
2048	290,000.00	49,000.00	339,000.00
2049	305,000.00	37,400.00	342,400.00
2050	315,000.00	25,200.00	340,200.00
2051	<u>315,000.00</u>	<u>12,600.00</u>	<u>327,600.00</u>
Total	<u>\$5,935,000.00</u>	<u>\$4,240,262.46</u>	<u>\$10,175,262.46</u>

EXHIBIT B-5 – IMPROVEMENT AREA #4 DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Fiscal Year Ending (September 30)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	-	\$188,533.21	\$188,533.21
2023	\$ 35,000.00	762,606.26	797,606.26
2024	190,000.00	760,856.26	950,856.26
2025	205,000.00	751,356.26	956,356.26
2026	210,000.00	741,106.26	951,106.26
2027	220,000.00	730,606.26	950,606.26
2028	235,000.00	719,606.26	954,606.26
2029	245,000.00	706,975.00	951,975.00
2030	260,000.00	693,806.26	953,806.26
2031	275,000.00	679,831.26	954,831.26
2032	290,000.00	665,050.02	955,050.02
2033	310,000.00	649,462.50	959,462.50
2034	325,000.00	631,637.50	956,637.50
2035	345,000.00	612,950.00	957,950.00
2036	365,000.00	593,112.50	958,112.50
2037	390,000.00	572,125.00	962,125.00
2038	410,000.00	549,700.00	959,700.00
2039	430,000.00	526,125.00	956,125.00
2040	460,000.00	501,400.00	961,400.00
2041	490,000.00	474,950.00	964,950.00
2042	520,000.00	446,775.00	966,775.00
2043	550,000.00	416,875.00	966,875.00
2044	580,000.00	385,250.00	965,250.00
2045	615,000.00	351,900.00	966,900.00
2046	655,000.00	316,537.50	971,537.50
2047	695,000.00	278,875.00	973,875.00
2048	735,000.00	238,912.50	973,912.50
2049	785,000.00	196,650.00	981,650.00
2050	825,000.00	151,512.50	976,512.50
2051	880,000.00	104,075.00	984,075.00
2052	<u>930,000.00</u>	<u>53,475.00</u>	<u>983,475.00</u>
Total	<u>\$13,460,000.00</u>	<u>\$15,452,633.31</u>	<u>\$28,912,633.31</u>

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

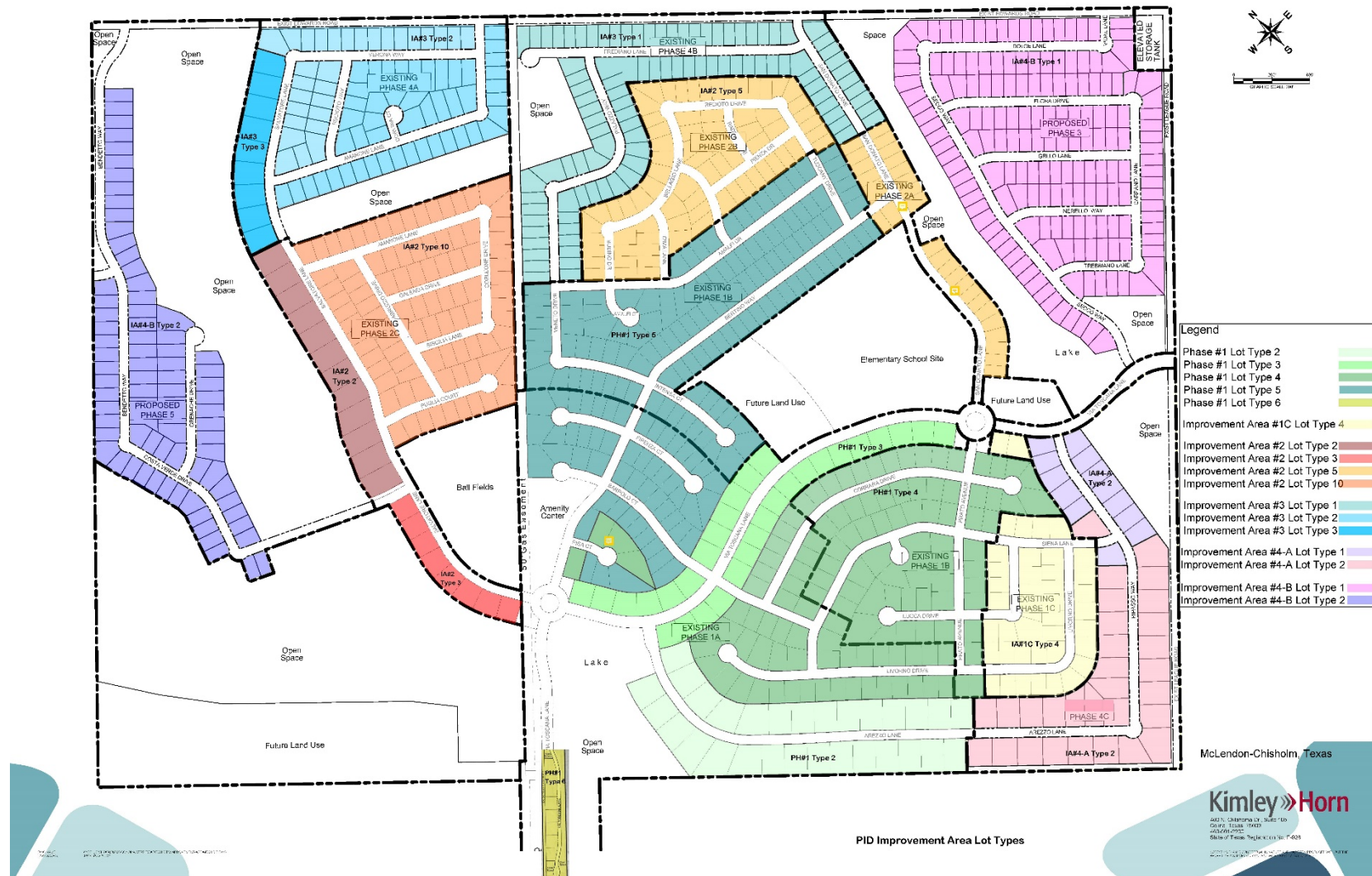


EXHIBIT D – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types are found in this Exhibit:

- Phase 1
 - Lot Type 2
 - Lot Type 3
 - Lot Type 4
 - Lot Type 5
 - Lot Type 6
 - Lot Type 4 – Partial Prepayment – Property ID 89857
- Improvement Area #1C
 - Lot Type 4
- Improvement Area #2
 - Lot Type 2
 - Lot Type 3
 - Lot Type 5
 - Lot Type 10
- Improvement Area #3
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3
- Improvement Area #4-A
 - Lot Type 1
 - Lot Type 2
- Improvement Area #4-B
 - Lot Type 1
 - Lot Type 2

SONOMA PUBLIC IMPROVEMENT DISTRICT PHASE 1 LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE 1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$31,804.83

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE 1 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 1,267.21	\$ 1,013.14	\$ 113.53	\$ 62.00	\$ 2,455.88
2028	\$ 1,329.53	\$ 962.45	\$ 151.97	\$ 62.00	\$ 2,505.95
2029	\$ 1,371.08	\$ 909.27	\$ 155.00	\$ 62.00	\$ 2,497.35
2030	\$ 1,412.62	\$ 854.43	\$ 158.10	\$ 62.00	\$ 2,487.16
2031	\$ 1,474.95	\$ 797.93	\$ 161.27	\$ 62.00	\$ 2,496.14
2032	\$ 1,495.72	\$ 761.05	\$ 164.49	\$ 62.00	\$ 2,483.26
2033	\$ 1,537.27	\$ 723.66	\$ 167.78	\$ 62.00	\$ 2,490.71
2034	\$ 1,558.04	\$ 685.23	\$ 171.14	\$ 62.00	\$ 2,476.41
2035	\$ 1,599.59	\$ 646.28	\$ 174.56	\$ 62.00	\$ 2,482.43
2036	\$ 1,641.14	\$ 606.29	\$ 178.05	\$ 62.00	\$ 2,487.47
2037	\$ 1,682.69	\$ 548.85	\$ 181.61	\$ 62.00	\$ 2,475.14
2038	\$ 1,745.01	\$ 489.95	\$ 185.24	\$ 62.00	\$ 2,482.20
2039	\$ 1,786.55	\$ 428.88	\$ 188.95	\$ 62.00	\$ 2,466.38
2040	\$ 1,848.88	\$ 366.35	\$ 192.73	\$ 62.00	\$ 2,469.95
2041	\$ 1,911.20	\$ 301.64	\$ 196.58	\$ 62.00	\$ 2,471.42
2042	\$ 1,952.75	\$ 244.30	\$ 200.51	\$ 62.00	\$ 2,459.56
2043	\$ 2,015.07	\$ 185.72	\$ 204.53	\$ 62.00	\$ 2,467.31
2044	\$ 2,056.62	\$ 125.27	\$ 208.62	\$ 62.00	\$ 2,452.50
2045	\$ 2,118.94	\$ 63.57	\$ 212.79	\$ 62.00	\$ 2,457.29
Total^[b]	\$ 31,804.83	\$ 10,714.24	\$ 3,367.46	\$ 1,178.00	\$ 47,064.52

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT PHASE 1 LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE 1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$24,524.20

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE 1 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 977.12	\$ 781.22	\$ 87.54	\$ 62.00	\$ 1,907.89
2028	\$ 1,025.18	\$ 742.13	\$ 117.18	\$ 62.00	\$ 1,946.49
2029	\$ 1,057.22	\$ 701.13	\$ 119.52	\$ 62.00	\$ 1,939.86
2030	\$ 1,089.25	\$ 658.84	\$ 121.91	\$ 62.00	\$ 1,932.00
2031	\$ 1,137.31	\$ 615.27	\$ 124.35	\$ 62.00	\$ 1,938.93
2032	\$ 1,153.33	\$ 586.83	\$ 126.84	\$ 62.00	\$ 1,929.00
2033	\$ 1,185.36	\$ 558.00	\$ 129.37	\$ 62.00	\$ 1,934.74
2034	\$ 1,201.38	\$ 528.37	\$ 131.96	\$ 62.00	\$ 1,923.71
2035	\$ 1,233.42	\$ 498.33	\$ 134.60	\$ 62.00	\$ 1,928.35
2036	\$ 1,265.46	\$ 467.50	\$ 137.29	\$ 62.00	\$ 1,932.25
2037	\$ 1,297.49	\$ 423.21	\$ 140.04	\$ 62.00	\$ 1,922.74
2038	\$ 1,345.55	\$ 377.79	\$ 142.84	\$ 62.00	\$ 1,928.18
2039	\$ 1,377.58	\$ 330.70	\$ 145.70	\$ 62.00	\$ 1,915.98
2040	\$ 1,425.64	\$ 282.48	\$ 148.61	\$ 62.00	\$ 1,918.73
2041	\$ 1,473.69	\$ 232.59	\$ 151.58	\$ 62.00	\$ 1,919.86
2042	\$ 1,505.73	\$ 188.38	\$ 154.61	\$ 62.00	\$ 1,910.72
2043	\$ 1,553.79	\$ 143.20	\$ 157.71	\$ 62.00	\$ 1,916.70
2044	\$ 1,585.82	\$ 96.59	\$ 160.86	\$ 62.00	\$ 1,905.27
2045	\$ 1,633.88	\$ 49.02	\$ 164.08	\$ 62.00	\$ 1,908.97
Total^[b]	\$ 24,524.20	\$ 8,261.58	\$ 2,596.59	\$ 1,178.00	\$ 36,560.38

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT PHASE 1 LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE 1 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$22,225.06

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE 1 LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 885.52	\$ 707.98	\$ 79.34	\$ 62.00	\$ 1,734.83
2028	\$ 929.07	\$ 672.56	\$ 106.19	\$ 62.00	\$ 1,769.82
2029	\$ 958.10	\$ 635.40	\$ 108.32	\$ 62.00	\$ 1,763.81
2030	\$ 987.14	\$ 597.07	\$ 110.48	\$ 62.00	\$ 1,756.69
2031	\$ 1,030.69	\$ 557.59	\$ 112.69	\$ 62.00	\$ 1,762.96
2032	\$ 1,045.20	\$ 531.82	\$ 114.95	\$ 62.00	\$ 1,753.97
2033	\$ 1,074.24	\$ 505.69	\$ 117.25	\$ 62.00	\$ 1,759.17
2034	\$ 1,088.75	\$ 478.83	\$ 119.59	\$ 62.00	\$ 1,749.18
2035	\$ 1,117.79	\$ 451.61	\$ 121.98	\$ 62.00	\$ 1,753.38
2036	\$ 1,146.82	\$ 423.67	\$ 124.42	\$ 62.00	\$ 1,756.91
2037	\$ 1,175.85	\$ 383.53	\$ 126.91	\$ 62.00	\$ 1,748.29
2038	\$ 1,219.40	\$ 342.38	\$ 129.45	\$ 62.00	\$ 1,753.23
2039	\$ 1,248.44	\$ 299.70	\$ 132.04	\$ 62.00	\$ 1,742.17
2040	\$ 1,291.99	\$ 256.00	\$ 134.68	\$ 62.00	\$ 1,744.67
2041	\$ 1,335.54	\$ 210.78	\$ 137.37	\$ 62.00	\$ 1,745.69
2042	\$ 1,364.57	\$ 170.72	\$ 140.12	\$ 62.00	\$ 1,737.40
2043	\$ 1,408.12	\$ 129.78	\$ 142.92	\$ 62.00	\$ 1,742.82
2044	\$ 1,437.15	\$ 87.54	\$ 145.78	\$ 62.00	\$ 1,732.47
2045	\$ 1,480.70	\$ 44.42	\$ 148.70	\$ 62.00	\$ 1,735.82
Total^[b]	\$ 22,225.06	\$ 7,487.06	\$ 2,353.16	\$ 1,178.00	\$ 33,243.28

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT PHASE 1 LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE 1 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$17,626.77

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE 1 LOT TYPE 5

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 702.31	\$ 561.50	\$ 62.92	\$ 62.00	\$ 1,388.73
2028	\$ 736.85	\$ 533.41	\$ 84.22	\$ 62.00	\$ 1,416.48
2029	\$ 759.87	\$ 503.93	\$ 85.91	\$ 62.00	\$ 1,411.71
2030	\$ 782.90	\$ 473.54	\$ 87.62	\$ 62.00	\$ 1,406.06
2031	\$ 817.44	\$ 442.22	\$ 89.38	\$ 62.00	\$ 1,411.04
2032	\$ 828.95	\$ 421.79	\$ 91.16	\$ 62.00	\$ 1,403.91
2033	\$ 851.98	\$ 401.06	\$ 92.99	\$ 62.00	\$ 1,408.03
2034	\$ 863.49	\$ 379.76	\$ 94.85	\$ 62.00	\$ 1,400.10
2035	\$ 886.52	\$ 358.18	\$ 96.74	\$ 62.00	\$ 1,403.44
2036	\$ 909.55	\$ 336.01	\$ 98.68	\$ 62.00	\$ 1,406.24
2037	\$ 932.57	\$ 304.18	\$ 100.65	\$ 62.00	\$ 1,399.40
2038	\$ 967.11	\$ 271.54	\$ 102.67	\$ 62.00	\$ 1,403.32
2039	\$ 990.14	\$ 237.69	\$ 104.72	\$ 62.00	\$ 1,394.55
2040	\$ 1,024.68	\$ 203.04	\$ 106.81	\$ 62.00	\$ 1,396.53
2041	\$ 1,059.22	\$ 167.17	\$ 108.95	\$ 62.00	\$ 1,397.34
2042	\$ 1,082.24	\$ 135.40	\$ 111.13	\$ 62.00	\$ 1,390.77
2043	\$ 1,116.78	\$ 102.93	\$ 113.35	\$ 62.00	\$ 1,395.06
2044	\$ 1,139.81	\$ 69.42	\$ 115.62	\$ 62.00	\$ 1,386.85
2045	\$ 1,174.35	\$ 35.23	\$ 117.93	\$ 62.00	\$ 1,389.51
Total^[b]	\$ 17,626.77	\$ 5,938.01	\$ 1,866.30	\$ 1,178.00	\$ 26,609.08

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT PHASE 1 LOT TYPE 6 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE 1 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$30,655.25

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - PHASE 1 LOT TYPE 6

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 1,221.40	\$ 976.52	\$ 109.43	\$ 62.00	\$ 2,369.36
2028	\$ 1,281.47	\$ 927.67	\$ 146.47	\$ 62.00	\$ 2,417.61
2029	\$ 1,321.52	\$ 876.41	\$ 149.40	\$ 62.00	\$ 2,409.33
2030	\$ 1,361.57	\$ 823.55	\$ 152.39	\$ 62.00	\$ 2,399.50
2031	\$ 1,421.63	\$ 769.08	\$ 155.44	\$ 62.00	\$ 2,408.16
2032	\$ 1,441.66	\$ 733.54	\$ 158.55	\$ 62.00	\$ 2,395.75
2033	\$ 1,481.70	\$ 697.50	\$ 161.72	\$ 62.00	\$ 2,402.92
2034	\$ 1,501.73	\$ 660.46	\$ 164.95	\$ 62.00	\$ 2,389.14
2035	\$ 1,541.77	\$ 622.92	\$ 168.25	\$ 62.00	\$ 2,394.94
2036	\$ 1,581.82	\$ 584.37	\$ 171.62	\$ 62.00	\$ 2,399.81
2037	\$ 1,621.87	\$ 529.01	\$ 175.05	\$ 62.00	\$ 2,387.92
2038	\$ 1,681.93	\$ 472.24	\$ 178.55	\$ 62.00	\$ 2,394.73
2039	\$ 1,721.98	\$ 413.38	\$ 182.12	\$ 62.00	\$ 2,379.48
2040	\$ 1,782.05	\$ 353.11	\$ 185.76	\$ 62.00	\$ 2,382.92
2041	\$ 1,842.12	\$ 290.73	\$ 189.48	\$ 62.00	\$ 2,384.33
2042	\$ 1,882.16	\$ 235.47	\$ 193.27	\$ 62.00	\$ 2,372.90
2043	\$ 1,942.23	\$ 179.01	\$ 197.13	\$ 62.00	\$ 2,380.37
2044	\$ 1,982.28	\$ 120.74	\$ 201.08	\$ 62.00	\$ 2,366.09
2045	\$ 2,042.35	\$ 61.27	\$ 205.10	\$ 62.00	\$ 2,370.72
Total^[b]	\$ 30,655.25	\$ 10,326.98	\$ 3,245.74	\$ 1,178.00	\$ 45,405.97

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

**SONOMA PUBLIC IMPROVEMENT DISTRICT PHASE 1 LOT TYPE 4 - PARTIAL
PREPAYMENT - PROPERTY ID 89857 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

PHASE 1 LOT TYPE 4 - PARTIAL PREPAYMENT - PROPERTY ID 89857
PRINCIPAL ASSESSMENT: \$14,901.69

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

**ANNUAL INSTALLMENTS - PHASE 1 LOT TYPE 4 - PARTIAL PREPAYMENT -
PROPERTY ID 89857**

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 593.73	\$ 474.69	\$ 53.19	\$ 62.00	\$ 1,183.62
2028	\$ 622.93	\$ 450.94	\$ 71.20	\$ 62.00	\$ 1,207.08
2029	\$ 642.40	\$ 426.03	\$ 72.63	\$ 62.00	\$ 1,203.05
2030	\$ 661.86	\$ 400.33	\$ 74.08	\$ 62.00	\$ 1,198.27
2031	\$ 691.06	\$ 373.86	\$ 75.56	\$ 62.00	\$ 1,202.48
2032	\$ 700.80	\$ 356.58	\$ 77.07	\$ 62.00	\$ 1,196.45
2033	\$ 720.26	\$ 339.06	\$ 78.61	\$ 62.00	\$ 1,199.94
2034	\$ 730.00	\$ 321.05	\$ 80.18	\$ 62.00	\$ 1,193.24
2035	\$ 749.46	\$ 302.80	\$ 81.79	\$ 62.00	\$ 1,196.06
2036	\$ 768.93	\$ 284.07	\$ 83.42	\$ 62.00	\$ 1,198.42
2037	\$ 788.40	\$ 257.15	\$ 85.09	\$ 62.00	\$ 1,192.64
2038	\$ 817.60	\$ 229.56	\$ 86.79	\$ 62.00	\$ 1,195.95
2039	\$ 837.06	\$ 200.94	\$ 88.53	\$ 62.00	\$ 1,188.54
2040	\$ 866.26	\$ 171.65	\$ 90.30	\$ 62.00	\$ 1,190.21
2041	\$ 895.46	\$ 141.33	\$ 92.11	\$ 62.00	\$ 1,190.90
2042	\$ 914.93	\$ 114.46	\$ 93.95	\$ 62.00	\$ 1,185.34
2043	\$ 944.13	\$ 87.02	\$ 95.83	\$ 62.00	\$ 1,188.97
2044	\$ 963.60	\$ 58.69	\$ 97.74	\$ 62.00	\$ 1,182.03
2045	\$ 992.80	\$ 29.78	\$ 99.70	\$ 62.00	\$ 1,184.28
Total^[b]	\$ 14,901.69	\$ 5,020.00	\$ 1,577.77	\$ 1,178.00	\$ 22,677.47

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Interest earnings, or other available offsets could increase or decrease the amounts shown. Interest is calculated at an average coupon of 3.18%.

[b] Totals may not sum due to rounding.

**SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1C LOT TYPE
4 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1C LOT TYPE 4 PRINCIPAL ASSESSMENT: \$28,749.63

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1C LOT TYPE 4

Annual Installment Due 1/31	Principal	Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 668.97	\$ 1,701.98	\$ 112.22	\$ 62.00	\$ 2,545.17
2028	\$ 708.57	\$ 1,662.37	\$ 94.62	\$ 62.00	\$ 2,527.56
2029	\$ 750.52	\$ 1,620.43	\$ 96.51	\$ 62.00	\$ 2,529.46
2030	\$ 794.95	\$ 1,576.00	\$ 98.44	\$ 62.00	\$ 2,531.39
2031	\$ 842.01	\$ 1,528.94	\$ 100.41	\$ 62.00	\$ 2,533.36
2032	\$ 891.86	\$ 1,479.09	\$ 102.42	\$ 62.00	\$ 2,535.36
2033	\$ 944.66	\$ 1,426.29	\$ 104.46	\$ 62.00	\$ 2,537.41
2034	\$ 1,000.58	\$ 1,370.37	\$ 106.55	\$ 62.00	\$ 2,539.50
2035	\$ 1,059.82	\$ 1,311.13	\$ 108.68	\$ 62.00	\$ 2,541.63
2036	\$ 1,122.56	\$ 1,248.39	\$ 110.86	\$ 62.00	\$ 2,543.81
2037	\$ 1,189.01	\$ 1,181.94	\$ 113.08	\$ 62.00	\$ 2,546.02
2038	\$ 1,259.40	\$ 1,111.55	\$ 115.34	\$ 62.00	\$ 2,548.28
2039	\$ 1,333.96	\$ 1,036.99	\$ 117.64	\$ 62.00	\$ 2,550.59
2040	\$ 1,412.93	\$ 958.02	\$ 120.00	\$ 62.00	\$ 2,552.94
2041	\$ 1,496.57	\$ 874.37	\$ 122.40	\$ 62.00	\$ 2,555.34
2042	\$ 1,585.17	\$ 785.78	\$ 124.84	\$ 62.00	\$ 2,557.79
2043	\$ 1,679.01	\$ 691.93	\$ 127.34	\$ 62.00	\$ 2,560.29
2044	\$ 1,778.41	\$ 592.54	\$ 129.89	\$ 62.00	\$ 2,562.84
2045	\$ 1,883.69	\$ 487.25	\$ 132.49	\$ 62.00	\$ 2,565.43
2046	\$ 1,995.21	\$ 375.74	\$ 135.14	\$ 62.00	\$ 2,568.08
2047	\$ 2,113.32	\$ 257.62	\$ 137.84	\$ 62.00	\$ 2,570.79
2048	\$ 2,238.43	\$ 132.52	\$ 140.60	\$ 62.00	\$ 2,573.54
Total^[b]	\$ 28,749.62	\$ 23,411.22	\$ 2,551.75	\$ 1,364.00	\$ 56,076.60

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Interest is calculated at an interest rate of 8.92% for years 1-5, and 5.92% for years 25-30.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 2 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$41,465.74

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[c]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 1,068.11	\$ 1,774.79	\$ 207.33	\$ 289.18	\$ 62.00	\$ 3,401.41
2028	\$ 1,106.26	\$ 1,734.73	\$ 201.99	\$ 221.87	\$ 62.00	\$ 3,326.86
2029	\$ 1,144.41	\$ 1,693.25	\$ 196.46	\$ 226.31	\$ 62.00	\$ 3,322.43
2030	\$ 1,220.70	\$ 1,650.33	\$ 190.73	\$ 230.84	\$ 62.00	\$ 3,354.61
2031	\$ 1,258.85	\$ 1,598.45	\$ 184.63	\$ 235.45	\$ 62.00	\$ 3,339.39
2032	\$ 1,335.14	\$ 1,544.95	\$ 178.34	\$ 240.16	\$ 62.00	\$ 3,360.60
2033	\$ 1,373.29	\$ 1,488.21	\$ 171.66	\$ 244.97	\$ 62.00	\$ 3,340.13
2034	\$ 1,449.58	\$ 1,429.84	\$ 164.79	\$ 249.87	\$ 62.00	\$ 3,356.09
2035	\$ 1,525.88	\$ 1,368.24	\$ 157.55	\$ 254.86	\$ 62.00	\$ 3,368.53
2036	\$ 1,602.17	\$ 1,303.39	\$ 149.92	\$ 259.96	\$ 62.00	\$ 3,377.44
2037	\$ 1,640.32	\$ 1,235.29	\$ 141.91	\$ 265.16	\$ 62.00	\$ 3,344.68
2038	\$ 1,716.61	\$ 1,165.58	\$ 133.71	\$ 270.46	\$ 62.00	\$ 3,348.36
2039	\$ 1,754.76	\$ 1,092.62	\$ 125.12	\$ 275.87	\$ 62.00	\$ 3,310.38
2040	\$ 1,869.20	\$ 1,018.05	\$ 116.35	\$ 281.39	\$ 62.00	\$ 3,346.99
2041	\$ 1,945.49	\$ 936.27	\$ 107.00	\$ 287.02	\$ 62.00	\$ 3,337.78
2042	\$ 2,059.94	\$ 851.15	\$ 97.27	\$ 292.76	\$ 62.00	\$ 3,363.12
2043	\$ 2,136.23	\$ 761.03	\$ 86.98	\$ 298.61	\$ 62.00	\$ 3,344.85
2044	\$ 2,250.67	\$ 667.57	\$ 76.29	\$ 304.59	\$ 62.00	\$ 3,361.12
2045	\$ 2,365.11	\$ 569.10	\$ 65.04	\$ 310.68	\$ 62.00	\$ 3,371.93
2046	\$ 2,479.55	\$ 465.63	\$ 53.22	\$ 316.89	\$ 62.00	\$ 3,377.29
2047	\$ 2,593.99	\$ 357.15	\$ 40.82	\$ 323.23	\$ 62.00	\$ 3,377.19
2048	\$ 2,708.43	\$ 243.66	\$ 27.85	\$ 329.69	\$ 62.00	\$ 3,371.64
2049	\$ 2,861.02	\$ 125.17	\$ 14.31	\$ 336.29	\$ 62.00	\$ 3,398.78
Total^[b]	\$ 41,465.74	\$ 25,074.47	\$ 2,889.25	\$ 6,346.13	\$ 1,426.00	\$ 77,201.59

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

[c] Interest calculated at a 3.500%, 3.750%, 4.250%, and 4.375% rate for term bonds due in 2024, 2029, 2039, and 2039 respectively.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 3 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$31,973.58

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest ^[c]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 823.61	\$ 1,368.51	\$ 159.87	\$ 222.98	\$ 62.00	\$ 2,636.97
2028	\$ 853.02	\$ 1,337.63	\$ 155.75	\$ 171.08	\$ 62.00	\$ 2,579.48
2029	\$ 882.44	\$ 1,305.64	\$ 151.48	\$ 174.51	\$ 62.00	\$ 2,576.06
2030	\$ 941.26	\$ 1,272.55	\$ 147.07	\$ 178.00	\$ 62.00	\$ 2,600.88
2031	\$ 970.68	\$ 1,232.54	\$ 142.37	\$ 181.56	\$ 62.00	\$ 2,589.14
2032	\$ 1,029.51	\$ 1,191.29	\$ 137.51	\$ 185.19	\$ 62.00	\$ 2,605.50
2033	\$ 1,058.92	\$ 1,147.53	\$ 132.37	\$ 188.89	\$ 62.00	\$ 2,589.71
2034	\$ 1,117.75	\$ 1,102.53	\$ 127.07	\$ 192.67	\$ 62.00	\$ 2,602.02
2035	\$ 1,176.58	\$ 1,055.03	\$ 121.48	\$ 196.52	\$ 62.00	\$ 2,611.61
2036	\$ 1,235.41	\$ 1,005.02	\$ 115.60	\$ 200.45	\$ 62.00	\$ 2,618.48
2037	\$ 1,264.82	\$ 952.52	\$ 109.42	\$ 204.46	\$ 62.00	\$ 2,593.22
2038	\$ 1,323.65	\$ 898.76	\$ 103.10	\$ 208.55	\$ 62.00	\$ 2,596.06
2039	\$ 1,353.07	\$ 842.51	\$ 96.48	\$ 212.72	\$ 62.00	\$ 2,566.77
2040	\$ 1,441.31	\$ 785.00	\$ 89.71	\$ 216.98	\$ 62.00	\$ 2,595.00
2041	\$ 1,500.14	\$ 721.94	\$ 82.51	\$ 221.32	\$ 62.00	\$ 2,587.91
2042	\$ 1,588.38	\$ 656.31	\$ 75.01	\$ 225.74	\$ 62.00	\$ 2,607.44
2043	\$ 1,647.21	\$ 586.82	\$ 67.07	\$ 230.26	\$ 62.00	\$ 2,593.35
2044	\$ 1,735.46	\$ 514.75	\$ 58.83	\$ 234.86	\$ 62.00	\$ 2,605.90
2045	\$ 1,823.70	\$ 438.83	\$ 50.15	\$ 239.56	\$ 62.00	\$ 2,614.24
2046	\$ 1,911.94	\$ 359.04	\$ 41.03	\$ 244.35	\$ 62.00	\$ 2,618.37
2047	\$ 2,000.19	\$ 275.39	\$ 31.47	\$ 249.24	\$ 62.00	\$ 2,618.29
2048	\$ 2,088.43	\$ 187.89	\$ 21.47	\$ 254.22	\$ 62.00	\$ 2,614.01
2049	\$ 2,206.09	\$ 96.52	\$ 11.03	\$ 259.31	\$ 62.00	\$ 2,634.94
Total^[b]	\$ 31,973.58	\$ 19,334.53	\$ 2,227.86	\$ 4,893.40	\$ 1,426.00	\$ 59,855.37

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

[c] Interest calculated at a 3.500%, 3.750%, 4.250%, and 4.375% rate for term bonds due in 2024, 2029, 2039, and 2039 respectively.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 5 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$22,981.01

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 5

Annual Installment Due 1/31	Principal	Interest ^[c]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 591.97	\$ 983.62	\$ 114.91	\$ 160.27	\$ 62.00	\$ 1,912.76
2028	\$ 613.11	\$ 961.42	\$ 111.95	\$ 122.97	\$ 62.00	\$ 1,871.44
2029	\$ 634.25	\$ 938.43	\$ 108.88	\$ 125.43	\$ 62.00	\$ 1,868.98
2030	\$ 676.53	\$ 914.64	\$ 105.71	\$ 127.93	\$ 62.00	\$ 1,886.82
2031	\$ 697.68	\$ 885.89	\$ 102.33	\$ 130.49	\$ 62.00	\$ 1,878.38
2032	\$ 739.96	\$ 856.24	\$ 98.84	\$ 133.10	\$ 62.00	\$ 1,890.14
2033	\$ 761.10	\$ 824.79	\$ 95.14	\$ 135.76	\$ 62.00	\$ 1,878.79
2034	\$ 803.38	\$ 792.44	\$ 91.33	\$ 138.48	\$ 62.00	\$ 1,887.64
2035	\$ 845.67	\$ 758.30	\$ 87.32	\$ 141.25	\$ 62.00	\$ 1,894.53
2036	\$ 887.95	\$ 722.36	\$ 83.09	\$ 144.07	\$ 62.00	\$ 1,899.47
2037	\$ 909.09	\$ 684.62	\$ 78.65	\$ 146.96	\$ 62.00	\$ 1,881.32
2038	\$ 951.38	\$ 645.98	\$ 74.10	\$ 149.90	\$ 62.00	\$ 1,883.36
2039	\$ 972.52	\$ 605.55	\$ 69.34	\$ 152.89	\$ 62.00	\$ 1,862.31
2040	\$ 1,035.94	\$ 564.22	\$ 64.48	\$ 155.95	\$ 62.00	\$ 1,882.59
2041	\$ 1,078.23	\$ 518.90	\$ 59.30	\$ 159.07	\$ 62.00	\$ 1,877.50
2042	\$ 1,141.65	\$ 471.72	\$ 53.91	\$ 162.25	\$ 62.00	\$ 1,891.54
2043	\$ 1,183.93	\$ 421.78	\$ 48.20	\$ 165.50	\$ 62.00	\$ 1,881.41
2044	\$ 1,247.36	\$ 369.98	\$ 42.28	\$ 168.81	\$ 62.00	\$ 1,890.43
2045	\$ 1,310.78	\$ 315.41	\$ 36.05	\$ 172.18	\$ 62.00	\$ 1,896.42
2046	\$ 1,374.21	\$ 258.06	\$ 29.49	\$ 175.63	\$ 62.00	\$ 1,899.39
2047	\$ 1,437.63	\$ 197.94	\$ 22.62	\$ 179.14	\$ 62.00	\$ 1,899.33
2048	\$ 1,501.06	\$ 135.04	\$ 15.43	\$ 182.72	\$ 62.00	\$ 1,896.26
2049	\$ 1,585.63	\$ 69.37	\$ 7.93	\$ 186.38	\$ 62.00	\$ 1,911.30
Total^[b]	\$ 22,981.01	\$ 13,896.70	\$ 1,601.27	\$ 3,517.13	\$ 1,426.00	\$ 43,422.11

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

[c] Interest calculated at a 3.500%, 3.750%, 4.250%, and 4.375% rate for term bonds due in 2024, 2029, 2039, and 2039 respectively.

**SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE
10 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 10 PRINCIPAL ASSESSMENT: \$26,157.63

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 10

Annual Installment Due 1/31	Principal	Interest ^[c]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 673.79	\$ 1,119.58	\$ 130.79	\$ 182.42	\$ 62.00	\$ 2,168.59
2028	\$ 697.86	\$ 1,094.31	\$ 127.42	\$ 139.96	\$ 62.00	\$ 2,121.55
2029	\$ 721.92	\$ 1,068.14	\$ 123.93	\$ 142.76	\$ 62.00	\$ 2,118.76
2030	\$ 770.05	\$ 1,041.07	\$ 120.32	\$ 145.62	\$ 62.00	\$ 2,139.06
2031	\$ 794.11	\$ 1,008.34	\$ 116.47	\$ 148.53	\$ 62.00	\$ 2,129.46
2032	\$ 842.24	\$ 974.59	\$ 112.50	\$ 151.50	\$ 62.00	\$ 2,142.84
2033	\$ 866.31	\$ 938.80	\$ 108.29	\$ 154.53	\$ 62.00	\$ 2,129.92
2034	\$ 914.43	\$ 901.98	\$ 103.96	\$ 157.62	\$ 62.00	\$ 2,139.99
2035	\$ 962.56	\$ 863.12	\$ 99.38	\$ 160.77	\$ 62.00	\$ 2,147.84
2036	\$ 1,010.69	\$ 822.21	\$ 94.57	\$ 163.99	\$ 62.00	\$ 2,153.46
2037	\$ 1,034.75	\$ 779.25	\$ 89.52	\$ 167.27	\$ 62.00	\$ 2,132.80
2038	\$ 1,082.88	\$ 735.28	\$ 84.34	\$ 170.62	\$ 62.00	\$ 2,135.12
2039	\$ 1,106.95	\$ 689.25	\$ 78.93	\$ 174.03	\$ 62.00	\$ 2,111.16
2040	\$ 1,179.14	\$ 642.21	\$ 73.40	\$ 177.51	\$ 62.00	\$ 2,134.25
2041	\$ 1,227.27	\$ 590.62	\$ 67.50	\$ 181.06	\$ 62.00	\$ 2,128.45
2042	\$ 1,299.46	\$ 536.93	\$ 61.36	\$ 184.68	\$ 62.00	\$ 2,144.43
2043	\$ 1,347.59	\$ 480.08	\$ 54.87	\$ 188.37	\$ 62.00	\$ 2,132.90
2044	\$ 1,419.78	\$ 421.12	\$ 48.13	\$ 192.14	\$ 62.00	\$ 2,143.17
2045	\$ 1,491.97	\$ 359.01	\$ 41.03	\$ 195.98	\$ 62.00	\$ 2,149.99
2046	\$ 1,564.16	\$ 293.73	\$ 33.57	\$ 199.90	\$ 62.00	\$ 2,153.37
2047	\$ 1,636.36	\$ 225.30	\$ 25.75	\$ 203.90	\$ 62.00	\$ 2,153.31
2048	\$ 1,708.55	\$ 153.71	\$ 17.57	\$ 207.98	\$ 62.00	\$ 2,149.80
2049	\$ 1,804.80	\$ 78.96	\$ 9.02	\$ 212.14	\$ 62.00	\$ 2,166.93
Total^[b]	\$ 26,157.63	\$ 15,817.61	\$ 1,822.61	\$ 4,003.30	\$ 1,426.00	\$ 49,227.14

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, Additional Interest, Interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] Totals may not sum due to rounding.

[c] Interest calculated at a 3.500%, 3.750%, 4.250%, and 4.375% rate for term bonds due in 2024, 2029, 2039, and 2039 respectively.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3 LOT TYPE 1 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$27,188.83

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 689.94	\$ 1,019.61	\$ 135.94	\$ 174.61	\$ 62.00	\$ 2,082.10
2028	\$ 715.50	\$ 998.05	\$ 132.49	\$ 147.52	\$ 62.00	\$ 2,055.57
2029	\$ 741.05	\$ 975.69	\$ 128.92	\$ 150.47	\$ 62.00	\$ 2,058.13
2030	\$ 766.60	\$ 952.54	\$ 125.21	\$ 153.48	\$ 62.00	\$ 2,059.83
2031	\$ 766.60	\$ 928.58	\$ 121.38	\$ 156.55	\$ 62.00	\$ 2,035.11
2032	\$ 792.16	\$ 904.62	\$ 117.55	\$ 159.68	\$ 62.00	\$ 2,036.01
2033	\$ 843.26	\$ 875.91	\$ 113.58	\$ 162.88	\$ 62.00	\$ 2,057.63
2034	\$ 868.82	\$ 845.34	\$ 109.37	\$ 166.14	\$ 62.00	\$ 2,051.66
2035	\$ 894.37	\$ 813.84	\$ 105.02	\$ 169.46	\$ 62.00	\$ 2,044.70
2036	\$ 919.92	\$ 781.42	\$ 100.55	\$ 172.85	\$ 62.00	\$ 2,036.75
2037	\$ 971.03	\$ 748.08	\$ 95.95	\$ 176.30	\$ 62.00	\$ 2,053.36
2038	\$ 996.58	\$ 712.88	\$ 91.10	\$ 179.83	\$ 62.00	\$ 2,042.39
2039	\$ 1,047.69	\$ 676.75	\$ 86.12	\$ 183.43	\$ 62.00	\$ 2,055.98
2040	\$ 1,073.24	\$ 638.77	\$ 80.88	\$ 187.10	\$ 62.00	\$ 2,041.99
2041	\$ 1,124.35	\$ 599.87	\$ 75.51	\$ 190.84	\$ 62.00	\$ 2,052.56
2042	\$ 1,149.90	\$ 559.11	\$ 69.89	\$ 194.65	\$ 62.00	\$ 2,035.56
2043	\$ 1,201.01	\$ 513.11	\$ 64.14	\$ 198.55	\$ 62.00	\$ 2,038.81
2044	\$ 1,252.12	\$ 465.07	\$ 58.13	\$ 202.52	\$ 62.00	\$ 2,039.84
2045	\$ 1,303.22	\$ 414.99	\$ 51.87	\$ 206.57	\$ 62.00	\$ 2,038.65
2046	\$ 1,379.88	\$ 362.86	\$ 45.36	\$ 210.70	\$ 62.00	\$ 2,060.80
2047	\$ 1,430.99	\$ 307.66	\$ 38.46	\$ 214.91	\$ 62.00	\$ 2,054.03
2048	\$ 1,482.10	\$ 250.42	\$ 31.30	\$ 219.21	\$ 62.00	\$ 2,045.04
2049	\$ 1,558.76	\$ 191.14	\$ 23.89	\$ 223.60	\$ 62.00	\$ 2,059.39
2050	\$ 1,609.87	\$ 128.79	\$ 16.10	\$ 228.07	\$ 62.00	\$ 2,044.82
2051	\$ 1,609.87	\$ 64.39	\$ 8.05	\$ 232.63	\$ 62.00	\$ 1,976.94
Total^[b]	\$ 27,188.83	\$ 15,729.50	\$ 2,026.77	\$ 4,662.55	\$ 1,550.00	\$ 51,157.65

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3 LOT TYPE 2 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$29,884.61

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 758.35	\$ 1,120.71	\$ 149.42	\$ 191.92	\$ 62.00	\$ 2,282.40
2028	\$ 786.44	\$ 1,097.01	\$ 145.63	\$ 162.15	\$ 62.00	\$ 2,253.23
2029	\$ 814.52	\$ 1,072.43	\$ 141.70	\$ 165.39	\$ 62.00	\$ 2,256.05
2030	\$ 842.61	\$ 1,046.98	\$ 137.63	\$ 168.70	\$ 62.00	\$ 2,257.92
2031	\$ 842.61	\$ 1,020.65	\$ 133.41	\$ 172.08	\$ 62.00	\$ 2,230.75
2032	\$ 870.70	\$ 994.32	\$ 129.20	\$ 175.52	\$ 62.00	\$ 2,231.73
2033	\$ 926.87	\$ 962.75	\$ 124.85	\$ 179.03	\$ 62.00	\$ 2,255.50
2034	\$ 954.96	\$ 929.15	\$ 120.21	\$ 182.61	\$ 62.00	\$ 2,248.93
2035	\$ 983.05	\$ 894.54	\$ 115.44	\$ 186.26	\$ 62.00	\$ 2,241.28
2036	\$ 1,011.13	\$ 858.90	\$ 110.52	\$ 189.99	\$ 62.00	\$ 2,232.54
2037	\$ 1,067.31	\$ 822.25	\$ 105.47	\$ 193.78	\$ 62.00	\$ 2,250.81
2038	\$ 1,095.39	\$ 783.56	\$ 100.13	\$ 197.66	\$ 62.00	\$ 2,238.74
2039	\$ 1,151.57	\$ 743.85	\$ 94.65	\$ 201.61	\$ 62.00	\$ 2,253.69
2040	\$ 1,179.66	\$ 702.11	\$ 88.90	\$ 205.65	\$ 62.00	\$ 2,238.30
2041	\$ 1,235.83	\$ 659.34	\$ 83.00	\$ 209.76	\$ 62.00	\$ 2,249.93
2042	\$ 1,263.92	\$ 614.54	\$ 76.82	\$ 213.95	\$ 62.00	\$ 2,231.23
2043	\$ 1,320.09	\$ 563.99	\$ 70.50	\$ 218.23	\$ 62.00	\$ 2,234.81
2044	\$ 1,376.27	\$ 511.18	\$ 63.90	\$ 222.60	\$ 62.00	\$ 2,235.95
2045	\$ 1,432.44	\$ 456.13	\$ 57.02	\$ 227.05	\$ 62.00	\$ 2,234.64
2046	\$ 1,516.70	\$ 398.84	\$ 49.85	\$ 231.59	\$ 62.00	\$ 2,258.98
2047	\$ 1,572.87	\$ 338.17	\$ 42.27	\$ 236.22	\$ 62.00	\$ 2,251.54
2048	\$ 1,629.05	\$ 275.25	\$ 34.41	\$ 240.95	\$ 62.00	\$ 2,241.66
2049	\$ 1,713.31	\$ 210.09	\$ 26.26	\$ 245.77	\$ 62.00	\$ 2,257.43
2050	\$ 1,769.48	\$ 141.56	\$ 17.69	\$ 250.68	\$ 62.00	\$ 2,241.42
2051	\$ 1,769.48	\$ 70.78	\$ 8.85	\$ 255.70	\$ 62.00	\$ 2,166.81
Total^[b]	\$ 29,884.61	\$ 17,289.08	\$ 2,227.72	\$ 5,124.84	\$ 1,550.00	\$ 56,076.26

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3 LOT TYPE 3 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$36,354.48

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§
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COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total ^[a]
2027	\$ 922.53	\$ 1,363.34	\$ 181.77	\$ 233.47	\$ 62.00	\$ 2,763.10
2028	\$ 956.70	\$ 1,334.51	\$ 177.16	\$ 197.26	\$ 62.00	\$ 2,727.62
2029	\$ 990.86	\$ 1,304.61	\$ 172.38	\$ 201.20	\$ 62.00	\$ 2,731.05
2030	\$ 1,025.03	\$ 1,273.65	\$ 167.42	\$ 205.22	\$ 62.00	\$ 2,733.32
2031	\$ 1,025.03	\$ 1,241.61	\$ 162.30	\$ 209.33	\$ 62.00	\$ 2,700.27
2032	\$ 1,059.20	\$ 1,209.58	\$ 157.17	\$ 213.52	\$ 62.00	\$ 2,701.47
2033	\$ 1,127.54	\$ 1,171.18	\$ 151.88	\$ 217.79	\$ 62.00	\$ 2,730.38
2034	\$ 1,161.70	\$ 1,130.31	\$ 146.24	\$ 222.14	\$ 62.00	\$ 2,722.39
2035	\$ 1,195.87	\$ 1,088.20	\$ 140.43	\$ 226.58	\$ 62.00	\$ 2,713.08
2036	\$ 1,230.04	\$ 1,044.85	\$ 134.45	\$ 231.12	\$ 62.00	\$ 2,702.45
2037	\$ 1,298.37	\$ 1,000.26	\$ 128.30	\$ 235.74	\$ 62.00	\$ 2,724.67
2038	\$ 1,332.54	\$ 953.19	\$ 121.81	\$ 240.45	\$ 62.00	\$ 2,710.00
2039	\$ 1,400.88	\$ 904.89	\$ 115.15	\$ 245.26	\$ 62.00	\$ 2,728.17
2040	\$ 1,435.05	\$ 854.11	\$ 108.14	\$ 250.17	\$ 62.00	\$ 2,709.46
2041	\$ 1,503.38	\$ 802.09	\$ 100.97	\$ 255.17	\$ 62.00	\$ 2,723.60
2042	\$ 1,537.55	\$ 747.59	\$ 93.45	\$ 260.27	\$ 62.00	\$ 2,700.86
2043	\$ 1,605.88	\$ 686.09	\$ 85.76	\$ 265.48	\$ 62.00	\$ 2,705.21
2044	\$ 1,674.22	\$ 621.85	\$ 77.73	\$ 270.79	\$ 62.00	\$ 2,706.59
2045	\$ 1,742.55	\$ 554.88	\$ 69.36	\$ 276.21	\$ 62.00	\$ 2,705.00
2046	\$ 1,845.06	\$ 485.18	\$ 60.65	\$ 281.73	\$ 62.00	\$ 2,734.62
2047	\$ 1,913.39	\$ 411.38	\$ 51.42	\$ 287.36	\$ 62.00	\$ 2,725.56
2048	\$ 1,981.73	\$ 334.84	\$ 41.86	\$ 293.11	\$ 62.00	\$ 2,713.54
2049	\$ 2,084.23	\$ 255.57	\$ 31.95	\$ 298.97	\$ 62.00	\$ 2,732.73
2050	\$ 2,152.57	\$ 172.21	\$ 21.53	\$ 304.95	\$ 62.00	\$ 2,713.25
2051	\$ 2,152.57	\$ 86.10	\$ 10.76	\$ 311.05	\$ 62.00	\$ 2,622.49
Total^[b]	\$ 36,354.48	\$ 21,032.08	\$ 2,710.01	\$ 6,234.34	\$ 1,550.00	\$ 67,880.92

Note:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown. Interest calculated at a 2.625%, 3.125%, 3.625%, and 4.000% rate for term bonds due in 2026, 2031, 2041, and 2051 respectively.

[b] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #4-A LOT TYPE 1 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-A LOT TYPE 1 PRINCIPAL ASSESSMENT: \$52,114.34

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-A LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2027	\$ 859.62	\$ 2,970.38	\$ 260.57	\$ 257.88	\$ 62.00	\$ 4,410.45
2028	\$ 967.07	\$ 2,927.40	\$ 256.27	\$ 228.94	\$ 62.00	\$ 4,441.68
2029	\$ 967.07	\$ 2,875.42	\$ 251.44	\$ 233.52	\$ 62.00	\$ 4,389.45
2030	\$ 1,074.52	\$ 2,823.44	\$ 246.60	\$ 238.19	\$ 62.00	\$ 4,444.75
2031	\$ 1,074.52	\$ 2,765.69	\$ 241.23	\$ 242.95	\$ 62.00	\$ 4,386.39
2032	\$ 1,181.97	\$ 2,707.93	\$ 235.86	\$ 247.81	\$ 62.00	\$ 4,435.57
2033	\$ 1,289.43	\$ 2,644.40	\$ 229.95	\$ 252.77	\$ 62.00	\$ 4,478.54
2034	\$ 1,289.43	\$ 2,570.26	\$ 223.50	\$ 257.82	\$ 62.00	\$ 4,403.01
2035	\$ 1,396.88	\$ 2,496.12	\$ 217.05	\$ 262.98	\$ 62.00	\$ 4,435.03
2036	\$ 1,504.33	\$ 2,415.79	\$ 210.07	\$ 268.24	\$ 62.00	\$ 4,460.43
2037	\$ 1,611.78	\$ 2,329.30	\$ 202.55	\$ 273.60	\$ 62.00	\$ 4,479.23
2038	\$ 1,719.24	\$ 2,236.62	\$ 194.49	\$ 279.07	\$ 62.00	\$ 4,491.42
2039	\$ 1,719.24	\$ 2,137.76	\$ 185.89	\$ 284.65	\$ 62.00	\$ 4,389.55
2040	\$ 1,826.69	\$ 2,038.91	\$ 177.30	\$ 290.35	\$ 62.00	\$ 4,395.24
2041	\$ 2,041.59	\$ 1,933.87	\$ 168.16	\$ 296.15	\$ 62.00	\$ 4,501.78
2042	\$ 2,149.04	\$ 1,816.48	\$ 157.95	\$ 302.08	\$ 62.00	\$ 4,487.56
2043	\$ 2,256.50	\$ 1,692.91	\$ 147.21	\$ 308.12	\$ 62.00	\$ 4,466.74
2044	\$ 2,363.95	\$ 1,563.16	\$ 135.93	\$ 314.28	\$ 62.00	\$ 4,439.32
2045	\$ 2,471.40	\$ 1,427.23	\$ 124.11	\$ 320.57	\$ 62.00	\$ 4,405.31
2046	\$ 2,686.31	\$ 1,285.13	\$ 111.75	\$ 326.98	\$ 62.00	\$ 4,472.16
2047	\$ 2,793.76	\$ 1,130.67	\$ 98.32	\$ 333.52	\$ 62.00	\$ 4,418.26
2048	\$ 3,008.66	\$ 970.03	\$ 84.35	\$ 340.19	\$ 62.00	\$ 4,465.23
2049	\$ 3,223.57	\$ 797.03	\$ 69.31	\$ 346.99	\$ 62.00	\$ 4,498.89
2050	\$ 3,331.02	\$ 611.67	\$ 53.19	\$ 353.93	\$ 62.00	\$ 4,411.81
2051	\$ 3,545.92	\$ 420.14	\$ 36.53	\$ 361.01	\$ 62.00	\$ 4,425.61
2052	\$ 3,760.83	\$ 216.25	\$ 18.80	\$ 368.23	\$ 62.00	\$ 4,426.11
Total^[c]	\$ 52,114.34	\$ 49,803.98	\$ 4,338.38	\$ 7,590.81	\$ 1,612.00	\$ 115,459.51

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #4-A LOT TYPE 2 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-A LOT TYPE 2 PRINCIPAL ASSESSMENT: \$58,250.45

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-A LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2027	\$ 960.83	\$ 3,320.13	\$ 291.25	\$ 288.24	\$ 62.00	\$ 4,922.45
2028	\$ 1,080.94	\$ 3,272.08	\$ 286.45	\$ 255.89	\$ 62.00	\$ 4,957.36
2029	\$ 1,080.94	\$ 3,213.98	\$ 281.04	\$ 261.01	\$ 62.00	\$ 4,898.97
2030	\$ 1,201.04	\$ 3,155.88	\$ 275.64	\$ 266.23	\$ 62.00	\$ 4,960.79
2031	\$ 1,201.04	\$ 3,091.33	\$ 269.63	\$ 271.56	\$ 62.00	\$ 4,895.56
2032	\$ 1,321.14	\$ 3,026.77	\$ 263.63	\$ 276.99	\$ 62.00	\$ 4,950.53
2033	\$ 1,441.25	\$ 2,955.76	\$ 257.02	\$ 282.53	\$ 62.00	\$ 4,998.56
2034	\$ 1,441.25	\$ 2,872.89	\$ 249.82	\$ 288.18	\$ 62.00	\$ 4,914.13
2035	\$ 1,561.35	\$ 2,790.02	\$ 242.61	\$ 293.94	\$ 62.00	\$ 4,949.92
2036	\$ 1,681.46	\$ 2,700.24	\$ 234.80	\$ 299.82	\$ 62.00	\$ 4,978.32
2037	\$ 1,801.56	\$ 2,603.56	\$ 226.40	\$ 305.82	\$ 62.00	\$ 4,999.33
2038	\$ 1,921.66	\$ 2,499.97	\$ 217.39	\$ 311.93	\$ 62.00	\$ 5,012.95
2039	\$ 1,921.66	\$ 2,389.47	\$ 207.78	\$ 318.17	\$ 62.00	\$ 4,899.09
2040	\$ 2,041.77	\$ 2,278.97	\$ 198.17	\$ 324.53	\$ 62.00	\$ 4,905.45
2041	\$ 2,281.98	\$ 2,161.57	\$ 187.96	\$ 331.03	\$ 62.00	\$ 5,024.54
2042	\$ 2,402.08	\$ 2,030.36	\$ 176.55	\$ 337.65	\$ 62.00	\$ 5,008.64
2043	\$ 2,522.18	\$ 1,892.24	\$ 164.54	\$ 344.40	\$ 62.00	\$ 4,985.36
2044	\$ 2,642.29	\$ 1,747.21	\$ 151.93	\$ 351.29	\$ 62.00	\$ 4,954.72
2045	\$ 2,762.39	\$ 1,595.28	\$ 138.72	\$ 358.31	\$ 62.00	\$ 4,916.71
2046	\$ 3,002.60	\$ 1,436.44	\$ 124.91	\$ 365.48	\$ 62.00	\$ 4,991.43
2047	\$ 3,122.70	\$ 1,263.79	\$ 109.90	\$ 372.79	\$ 62.00	\$ 4,931.18
2048	\$ 3,362.91	\$ 1,084.24	\$ 94.28	\$ 380.24	\$ 62.00	\$ 4,983.68
2049	\$ 3,603.12	\$ 890.87	\$ 77.47	\$ 387.85	\$ 62.00	\$ 5,021.31
2050	\$ 3,723.22	\$ 683.69	\$ 59.45	\$ 395.61	\$ 62.00	\$ 4,923.97
2051	\$ 3,963.43	\$ 469.61	\$ 40.84	\$ 403.52	\$ 62.00	\$ 4,939.39
2052	\$ 4,203.64	\$ 241.71	\$ 21.02	\$ 411.59	\$ 62.00	\$ 4,939.96
Total^[c]	\$ 58,250.45	\$ 55,668.07	\$ 4,849.20	\$ 8,484.58	\$ 1,612.00	\$ 128,864.30

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #4-B LOT TYPE 1 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-B LOT TYPE 1 PRINCIPAL ASSESSMENT: \$39,684.48

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-B LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2027	\$ 687.18	\$ 2,261.53	\$ 198.42	\$ 184.55	\$ 62.00	\$ 3,393.68
2028	\$ 725.35	\$ 2,227.17	\$ 194.99	\$ 185.21	\$ 62.00	\$ 3,394.72
2029	\$ 763.53	\$ 2,188.18	\$ 191.36	\$ 188.92	\$ 62.00	\$ 3,393.99
2030	\$ 801.71	\$ 2,147.14	\$ 187.54	\$ 192.70	\$ 62.00	\$ 3,391.09
2031	\$ 858.97	\$ 2,104.05	\$ 183.53	\$ 196.55	\$ 62.00	\$ 3,405.11
2032	\$ 897.15	\$ 2,057.88	\$ 179.24	\$ 200.48	\$ 62.00	\$ 3,396.75
2033	\$ 954.41	\$ 2,009.66	\$ 174.75	\$ 204.49	\$ 62.00	\$ 3,405.32
2034	\$ 1,011.68	\$ 1,954.78	\$ 169.98	\$ 208.58	\$ 62.00	\$ 3,407.02
2035	\$ 1,068.94	\$ 1,896.61	\$ 164.92	\$ 212.75	\$ 62.00	\$ 3,405.23
2036	\$ 1,126.21	\$ 1,835.14	\$ 159.58	\$ 217.01	\$ 62.00	\$ 3,399.94
2037	\$ 1,202.56	\$ 1,770.39	\$ 153.95	\$ 221.35	\$ 62.00	\$ 3,410.24
2038	\$ 1,259.82	\$ 1,701.24	\$ 147.93	\$ 225.78	\$ 62.00	\$ 3,396.78
2039	\$ 1,336.18	\$ 1,628.80	\$ 141.63	\$ 230.29	\$ 62.00	\$ 3,398.90
2040	\$ 1,431.62	\$ 1,551.97	\$ 134.95	\$ 234.90	\$ 62.00	\$ 3,415.44
2041	\$ 1,507.97	\$ 1,469.65	\$ 127.80	\$ 239.59	\$ 62.00	\$ 3,407.02
2042	\$ 1,603.41	\$ 1,382.94	\$ 120.26	\$ 244.39	\$ 62.00	\$ 3,413.00
2043	\$ 1,698.85	\$ 1,290.75	\$ 112.24	\$ 249.27	\$ 62.00	\$ 3,413.12
2044	\$ 1,794.30	\$ 1,193.06	\$ 103.74	\$ 254.26	\$ 62.00	\$ 3,407.36
2045	\$ 1,908.83	\$ 1,089.89	\$ 94.77	\$ 259.35	\$ 62.00	\$ 3,414.84
2046	\$ 2,023.36	\$ 980.13	\$ 85.23	\$ 264.53	\$ 62.00	\$ 3,415.25
2047	\$ 2,156.97	\$ 863.79	\$ 75.11	\$ 269.82	\$ 62.00	\$ 3,427.70
2048	\$ 2,271.50	\$ 739.77	\$ 64.33	\$ 275.22	\$ 62.00	\$ 3,412.81
2049	\$ 2,424.21	\$ 609.15	\$ 52.97	\$ 280.72	\$ 62.00	\$ 3,429.06
2050	\$ 2,557.83	\$ 469.76	\$ 40.85	\$ 286.34	\$ 62.00	\$ 3,416.77
2051	\$ 2,729.62	\$ 322.69	\$ 28.06	\$ 292.06	\$ 62.00	\$ 3,434.43
2052	\$ 2,882.33	\$ 165.73	\$ 14.41	\$ 297.91	\$ 62.00	\$ 3,422.38
Total^[c]	\$ 39,684.48	\$ 37,911.88	\$ 3,302.55	\$ 6,117.03	\$ 1,612.00	\$ 88,627.94

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #4-B LOT TYPE 2 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF MCLENDON-CHISHOLM, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #4-B LOT TYPE 2 PRINCIPAL ASSESSMENT: \$46,687.63

As the purchaser of the real property described above, you are obligated to pay assessments to the City of McLendon-Chisholm, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sonoma Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of McLendon-Chisholm, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Rockwall County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #4-B LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Administrative Costs	Maintenance and Operation Costs	Total Annual Installment ^[b]
2027	\$ 808.44	\$ 2,660.62	\$ 233.44	\$ 217.12	\$ 62.00	\$ 3,981.62
2028	\$ 853.36	\$ 2,620.20	\$ 229.40	\$ 217.90	\$ 62.00	\$ 3,982.85
2029	\$ 898.27	\$ 2,574.33	\$ 225.13	\$ 222.26	\$ 62.00	\$ 3,981.99
2030	\$ 943.18	\$ 2,526.05	\$ 220.64	\$ 226.70	\$ 62.00	\$ 3,978.57
2031	\$ 1,010.55	\$ 2,475.35	\$ 215.92	\$ 231.24	\$ 62.00	\$ 3,995.07
2032	\$ 1,055.47	\$ 2,421.04	\$ 210.87	\$ 235.86	\$ 62.00	\$ 3,985.24
2033	\$ 1,122.84	\$ 2,364.30	\$ 205.59	\$ 240.58	\$ 62.00	\$ 3,995.31
2034	\$ 1,190.21	\$ 2,299.74	\$ 199.98	\$ 245.39	\$ 62.00	\$ 3,997.32
2035	\$ 1,257.58	\$ 2,231.30	\$ 194.03	\$ 250.30	\$ 62.00	\$ 3,995.21
2036	\$ 1,324.95	\$ 2,158.99	\$ 187.74	\$ 255.30	\$ 62.00	\$ 3,988.99
2037	\$ 1,414.78	\$ 2,082.81	\$ 181.11	\$ 260.41	\$ 62.00	\$ 4,001.11
2038	\$ 1,482.15	\$ 2,001.46	\$ 174.04	\$ 265.62	\$ 62.00	\$ 3,985.26
2039	\$ 1,571.97	\$ 1,916.24	\$ 166.63	\$ 270.93	\$ 62.00	\$ 3,987.77
2040	\$ 1,684.26	\$ 1,825.85	\$ 158.77	\$ 276.35	\$ 62.00	\$ 4,007.22
2041	\$ 1,774.08	\$ 1,729.00	\$ 150.35	\$ 281.88	\$ 62.00	\$ 3,997.31
2042	\$ 1,886.37	\$ 1,626.99	\$ 141.48	\$ 287.51	\$ 62.00	\$ 4,004.35
2043	\$ 1,998.65	\$ 1,518.53	\$ 132.05	\$ 293.26	\$ 62.00	\$ 4,004.49
2044	\$ 2,110.94	\$ 1,403.60	\$ 122.05	\$ 299.13	\$ 62.00	\$ 3,997.72
2045	\$ 2,245.68	\$ 1,282.23	\$ 111.50	\$ 305.11	\$ 62.00	\$ 4,006.51
2046	\$ 2,380.42	\$ 1,153.10	\$ 100.27	\$ 311.21	\$ 62.00	\$ 4,007.00
2047	\$ 2,537.62	\$ 1,016.23	\$ 88.37	\$ 317.44	\$ 62.00	\$ 4,021.65
2048	\$ 2,672.36	\$ 870.31	\$ 75.68	\$ 323.79	\$ 62.00	\$ 4,004.13
2049	\$ 2,852.01	\$ 716.65	\$ 62.32	\$ 330.26	\$ 62.00	\$ 4,023.24
2050	\$ 3,009.21	\$ 552.66	\$ 48.06	\$ 336.87	\$ 62.00	\$ 4,008.79
2051	\$ 3,211.32	\$ 379.63	\$ 33.01	\$ 343.61	\$ 62.00	\$ 4,029.57
2052	\$ 3,390.97	\$ 194.98	\$ 16.95	\$ 350.48	\$ 62.00	\$ 4,015.39
Total^[c]	\$ 46,687.63	\$ 44,602.21	\$ 3,885.36	\$ 7,196.50	\$ 1,612.00	\$ 103,983.69

Notes:

[a] Interest is calculated at 5.000%, 5.375%, and 5.750% for term bonds due 9/15/2027, 9/15/2032, and 9/15/2052 maturities, respectively.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earning, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.



**MINUTES
City Council
July 28, 2026**

1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 6:30 PM

1. CALL TO ORDER

Mayor Jerry Brewer called the meeting to order at 6:30 PM

2. INVOCATION AND PLEDGE

City Attorney, Michael Halla, lead the council in the invocation and Mayor Pro Tem John Powers lead both US and TEXAS Pledges.

3. RULES OF DECORUM

The mayor reminded everyone of the rules of decorum

4. PROCLAMATIONS

There were no proclamation or presentations

5. PUBLIC HEARING

- 5.1. Public Hearing to receive comments on the proposed annexation of 208.787 acres of land, generally located northeast of Edwards Road and southeast of FM 550, into the corporate limits of the City of McLendon-Chisholm, approving the Service Plan Agreement and extending the City's corporate boundaries to include the property, and providing for related matters.

Mayor introduced and opened the public hearing at 6:32 PM

There were no comments on the public hearing for Sonoma Verde Service Plan Agreement. Mayor closed the public hearing at 6:32 PM

- 5.2. Public Hearing to receive comments on proposed ordinance amending Section 4-13(E)(1), "Building Form", of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

Public Hearing on the Ordinance to increase the maximum area allowed for a single floor in a commercial building was opened at 6:33 PM
There were three people who spoke on Item 5.2 - Shari London, David Black, Bev Stibbens
Public Hearing was closed at 6:38 PM

6. CITIZEN COMMENTS

Three people spoke during citizens comments: Sharon Hritz, Bev Stibbens and David Black
Citizens comments were closed at 6:42 PM

7. CONSENT AGENDA

7.1. Consider approving minutes from July 14, 2026 City Council Meeting

Mayor Brewer asked for a motion to approve the consent agenda

RESULT:	APPROVED
MOTIONED BY:	Council Member Dennis London
SECONDED BY:	Council Member John Powers
FOR:	5-0 Unanimous
AGAINST:	None
ABSTAIN:	None

8. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

"The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.071 - Consultation with attorney"

8.1. Discuss and consider approval of a Preliminary Plat for Willow Creek Phases 1A, 1B, 1C and 2A, consisting of 414 residential lots, common areas, and parkland on approximately 360.355 acres located in the King Latham Survey, abstract No. 133, City of McLendon-Chisholm, Rockwall County, Texas.

Mayor Brewer calls for a motion to discuss and consider approval for Item 8.1.
The City Planner gave the staff report to the council and stated the staff recommended approval.

There was a short discussing to answer CM Towry's questions about what the conditions were on the staff report and when the Klutts Road project must be done.

Mayor Pro Tem Powers asked when this was originally approved and what the

average lot size.

RESULT: APPROVED

MOTIONED Council Member Rich Dean

BY:

SECONDED Council Member Dennis London

BY:

FOR: 5-0 Unanimous

AGAINST: None

ABSTAIN: None

- 8.2. Discuss and consider a preliminary plat for Keils Addition to create 2 residential lots out of 14.28 acres located in the Samuel Newell Survey, Abstract No. 165, in the City of McLendon-Chisholm, Rockwall County, Texas.

Mayor Brewer calls for the motion to discuss and ask for the Staff report. Again City Planner , Lexie Shrader, gives the staff report and recommends approval. CM Rich Dean asked what the current zoning is (2.5 SF)? There was also a short discussion about when HOA 's must be formed and if city's are at all responsible for knowing upholding the covenants of the HOAs. Mr. Halla, city attorney said that the HOA was responsible for carrying out and enforcing them.

RESULT: APPROVED

MADE BY: MPT John Powers

SECONDED BY: CM Dennis London

FOR: 5-0

AGAINST: None

ABSTAIN: N

- 8.3. Discuss and consider approval of the Final Plat for Edwards Estates, creating two residential lots on approximately 4.995 acres located in the James W Pittman Survey, Abstract No 181, within the City of McLendon-Chisholm Extraterritorial Jurisdiction (ETJ), Rockwall County Texas.

Mayor introduces the item and calls for a motion to discuss and consider approval. Ms. Shrader gives the staff report and recommends approval. There were no discussions.

RESULT: APPROVED

MOTIONED BY: CM London

SECONDED BY: CM Dean

FOR: 5-0 Unanimous

AGAINST: None

ABSTAIN: None

- 8.4. Discuss and consider approval of the Final Plat for Lakeshore Church Addition, creating one lot on approximately 50.328 acres located in the William W. Ford Survey, Abstract No. 80, within the City of McLendon-Chisholm Extraterritorial Jurisdiction (ETJ), Rockwall County, Texas

Mayor introduces Item 8.4 and ask for a motion. Lexie Shrader gives the staff report. Rich Dean asked why we are approving the final plat when the church has been there for years. Mr. Kabona explains that it was never platted and they are just completing the process.

RESULT:	APPROVED
MOTIONED BY:	None
SECONDED BY:	None
FOR:	None
AGAINST:	None
ABSTAIN:	None

- 8.5. Discuss and consider an ordinance amending Chapter 12, "Traffic and Vehicles, " of the Code of Ordinance by adding Section 12-01-007 "Restrictions on commercial vehicles and designation of truck routes", prohibiting commercial vehicles from utilizing certain streets and roads within the city limits; designating truck routes; and providing exceptions.

Mayor introduces the item and Mr. Kabona gives the staff report.

CM London is in favor of the ordinance but has concerns about the enforcement.

Mr. Kabona states that he has already contacted the Rockwall Sheriffs Dept who will be the enforcement officers. Also, citizens will have to report oversized trucks when they are seen on city streets.

CM Towry suggest adding this to the construction permits so that the contractors have to sign saying they are aware. Mr. Halla also thinks this is a good idea.

Mr. Kabona states that these are conversations they have with developers and to deal with individual builders we can upload the ordinance to the my gov permitting process.

MPT John Powers asked if signs have been put up yet. Mr. Kabona stated those signs will not be put up until the ordinance has been approved. Mr. Powers also points out that we are going to have to be on point with watching these trucks and suggests that we hire a deputy for peak hours to enforce the new ordinance until word gets around.

Mr. London also points out that we do have a damage clause for road repairs but he also believes the fines need to be more impactful.

After a few more comments and discussion, Mayor Brewer calls for a vote.

RESULT:	APPROVED
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MOTIONED BY: CM Rich Dean
SECONDED BY: CM Dennis London
FOR: 5-0 Unanimous
AGAINST: None
ABSTAIN: None

- 8.6. Discuss and consider approval of an ordinance amending Section 4-13(E)(1), "Building Form," of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

The Mayor lets citizens know the Item 8.6 has been pulled because P & Z has requested more information before they can give a recommendation, so there is no Action on this item.

9. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.071 - Consultation with attorney

- 9.1. The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.071 - Consultation with attorney, to wit: Discuss the proposed sale of the Sonoma Verde Water Pipes.

Mayor adjourns council into executive session to discuss 9.1 on the agenda. The time was 7:22 PM.

Mayor reconvenes the general session at 8:10 PM No action was taken as a result of Executive Session

Mayor moves to Item 10. CM Reports and Announcements.

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-

Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

CM London reminds the audience that he is here at City Hall every Tuesday. He is available to speak with you if you have any questions or concerns.

CM Towry asks that we keep CM Goodwin in our thoughts and prayers as he recovers from surgery.

MPT Powers states that he will be attending the Emergency Services Corporation meeting tomorrow evening, including a 1-hour training session.

Fabrice Kabona reminds citizens that we are still looking for alternates for both P & Z and BOA. He also speaks about the Founders Day Celebration that will be on Oct 17, 11 AM to 4 PM

Mayor Brewer announces a ribbon cutting at IV Nutrition on July 30 1:30-2:00 PM.

He also reminds council about the budget workshop Aug 11, 2026

He gave the council and update from the infrastructure meeting at the county.

They also gave a presentation about Starlink. He also went to the RCH site to see the progress being made on the new installations.

11. ADJOURN

At 8:17PM Mayor Brewer adjourned the meeting.

Approved:

[MIN_SIGNATURES]



City of McLendon-Chisholm Staff Report

Date: August 11, 2026

Agenda Item: Discuss and consider an ordinance establishing the McLendon-Chisholm Economic Advisory Committee (EAC) to provide recommendations and support for strategies to expand the City's sales tax revenue base; providing for membership, duties, operations, and related provisions.

Background:

The proposed ordinance establishes the McLendon-Chisholm Economic Advisory Committee (EAC) to advise the City Council, Mayor, and City Manager on strategies to expand the City's sales tax base and strengthen the local economy. The Committee will provide recommendations on business attraction and retention, commercial development, tourism promotion, marketing initiatives, and other economic development opportunities that support the City's long-term financial sustainability.

The Committee will consist of seven members appointed by the City Council, with experience in business, retail, real estate development, finance, marketing, tourism, or economic development. At least two members will be owners or operators of sales-tax-generating businesses located within the city. The Committee will serve solely in an advisory capacity.

Options/Alternatives:

1. City Council may approve the Ordinance, as presented.
2. City Council may deny the Ordinance.

Recommendation:

Staff recommend approval of the Ordinance, as presented.

Attachments:

- Ordinance

Presenter: Fabrice Kabona, City Manager

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF MCLENDON-CHISHOLM, TEXAS, ESTABLISHING THE MCLENDON-CHISHOLM ECONOMIC ADVISORY COMMITTEE TO PROVIDE RECOMMENDATIONS AND SUPPORT FOR STRATEGIES TO EXPAND THE CITY'S SALES TAX REVENUE BASE; PROVIDING FOR FINDINGS OF FACT, PURPOSE, MEMBERSHIP, DUTIES, OPERATIONS, AND OTHER PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm, Texas (the "City") is a home-rule city organized and operating under the laws of the State of Texas and its Home Rule Charter; and

WHEREAS, sales tax revenue constitutes a significant and vital source of general fund revenue for the City to support essential public services, infrastructure, and quality-of-life improvements; and

WHEREAS, expanding the local sales tax base through responsible economic development, business attraction, retention, expansion, tourism promotion, and retail development serves the public interest and promotes the long-term fiscal health of the City; and

WHEREAS, the City Council desires to establish a formal advisory body composed of knowledgeable community members to provide recommendations and assistance in developing and implementing strategies to increase taxable sales within the City; and

WHEREAS, the creation of such an advisory committee is authorized under the City's home-rule powers pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 51 of the Texas Local Government Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THAT:

SECTION 1. Establishment.

Under the authority of Chapter 9, Section 9.04, the McLendon-Chisholm Economic Advisory Committee (the "Committee") is established as an advisory body to the City.

SECTION 2. Purpose.

The Committee shall advise the City Manager, Mayor, and City Council on policies, programs, and initiatives designed to expand the City's sales tax revenue through:

- Attraction and retention of high-quality retail, restaurant, service, entertainment, and other sales-tax-generating businesses that strengthen the local economy consistent with the City's Comprehensive Plan;

- Provide expert guidance to city leadership on policies that enhance the vitality of the business environment while protecting the city's overall quality of life;
- Promotion of the city's business development interests and tourism events;
- Provide support for city center, commercial corridor and mixed-use development and/or revitalization;
- Identification of economic development opportunities and partnerships;
- Recommendations for targeted incentives, business and investor community engagement, marketing campaigns, infrastructure priorities, and regulatory improvements that encourage taxable economic activity while protecting the public interest.

Section 3. Membership and Appointment. (a) The Committee shall consist of seven (7) regular members appointed by the City Council.

(b) Members should collectively have knowledge and experience in business, retail, real estate development, finance, marketing, tourism, or economic development. At least two (2) members shall be owners or operators of businesses located within the City that collect local sales tax.

(c) Members shall serve two-year terms, staggered so that approximately half the membership expires each year. Initial appointments shall designate terms accordingly. Members may serve up to three consecutive terms.

(d) The City Council may appoint up to two (2) alternate members who shall serve when regular members are absent.

(e) The City Council may remove any member for good cause, including excessive absences.

(f) Vacancies shall be filled by City Council appointment for the unexpired term.

SECTION 4. Officers.

The Committee shall annually elect from its membership a Chair, Vice-Chair and Secretary. The Chair shall preside over meetings and represent the Committee before the City Council when requested.

SECTION 5. Meetings and Procedures.

(a) The Committee shall meet at least monthly, or more frequently as determined by the Chair or requested by the City Manager or City Council.

(b) A majority of the regular members shall constitute a quorum.

(c) All meetings shall comply with the Texas Open Meetings Act (Chapter 551, Texas Government Code).

(d) The Committee shall adopt bylaws or rules of procedure, subject to approval by the City Council.

SECTION 6. Duties and Authority.

(a) The Committee shall act solely in an advisory capacity. It shall have no authority to bind the City, expend funds, or enter contracts.

(b) Primary duties include:

1. Reviewing and recommending strategies to increase sales tax revenue;
2. Monitoring local, regional, and national economic trends affecting the City;
3. Providing input on the City's economic development budget and marketing efforts;
4. Assisting the City Manager, Mayor and City Council with business outreach and retention programs;
5. Submitting an annual report to the City Council summarizing activities and recommendations.

SECTION 7. Staff Support and Resources.

The Mayor shall appoint a member of City Council as the Council's liaison to the Committee each year. The City Manager or designee shall provide staff support to the Committee. The City shall furnish meeting space and necessary administrative assistance. Members shall receive no compensation but may be reimbursed for reasonable, City Manager pre-approved expenses incurred in the performance of duties.

SECTION 8. Conflict of Interest.

Members shall comply with all applicable conflict of interest and ethics provisions of the Texas Local Government Code and the City's Code of Ordinances and Charter.

SECTION 9. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is held unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions.

SECTION 10. Repealer.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 11. Effective Date.

This Ordinance shall take effect immediately upon final passage and publication as required by law.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, on this the 11th day of August 2026.

APPROVED:

Jerry Brewer, Mayor

ATTEST:

Angela Jennings, City Secretary



City of McLendon-Chisholm

Staff Report

Meeting Date: August 11, 2026

Agenda Item: Discuss and consider a zoning change from General Business (GB) to Planned Development (PD) to develop a Tractor Supply store, on approximately 3.93 acres generally situated at the northwest corner of State Highway 205 and FM 550 in the Leonard Easterwood Survey, Abstract No. 79 in the City of McLendon-Chisholm, Rockwall County, Texas.

Item Summary:

Purpose: The applicant is requesting to rezone approximately 3.93 acres to develop a Tractor Supply store. Planned Development (PD) zoning is being requested to adjust development standards in order to meet the needs of the proposed business on the specific site. The development remains subject to the State Highway 205 Overlay District and all applicable provisions of the City's Code of Ordinances, except where modified by the Planned Development zoning.

Key Modifications: The proposed Planned Development District includes the following modifications:

- **Building Area:** Section 4-13(E) of the Code of Ordinances states a maximum building size of 6,000 square feet. The proposed store is planned to be approximately 22,337 square feet with an additional fenced outdoor area.
- **Maximum Wall Length:** Section 4-13(E) of the Code of Ordinances states a maximum building wall length of 80 feet. As shown in the attached renderings, the proposed store is planned to include walls that are 128 feet long. The design of the building includes several extra architectural components like roof variation and material transitions to meet the general intention of the articulation requirements.
- **Horizontal Articulation:** Section 4-13(E) of the Code of Ordinances states no building wall shall extend for a distance equal to 3 times the wall's height without an off set of 25% of the wall's height. Since the walls are proposed to be extended past the ordinance requirements, it is not possible to meet the requirement as written. The proposed building instead offers articulation through façade modulation, roof variation, and masonry detailing.

Subject Property: The properties are generally located near the northwest intersection of State Highway 205 and E FM 550.

Current Zoning: The subject property is zoned General Business (GB) and is covered by the State Highway 205 Overlay District.

Adjacent Property Zoning:

North: Agriculture (A)

East: Single-Family Residential (SF 1.5), General Business (GB) with State Highway 205 Overlay District

South: General Business (GB) with State Highway 205 Overlay District

West: Agriculture (A)

Comprehensive Plan Designation: The Future Land Use Plan of the Comprehensive Plan identifies the area including the subject property as SH 205 Corridor. The SH 205 Corridor is the heart of McLendon-Chisholm's commercial development opportunities. It is intended to provide residents with local retail, employment, recreation, and entertainment.

Planning & Zoning Commission Recommendation

At its June 16, 2026, meeting, the Planning and Zoning Commission considered the proposed zoning change and voted unanimously to recommend approval to City Council, subject to the condition that all perimeter fencing be constructed of masonry materials in lieu of chain-link fencing.

Staff Recommendation:

The subject property is part of the State Highway 205 Overlay, which is projected to be a major commercial corridor. Besides the listed modifications, the proposed development and zoning change will meet the Overlay District standards, including the landscaping and public art requirements. The Future Land Use Plan designation reinforces the commercial nature of this area and encourages a variety of non-residential development. The applicant seeks to meet the intention of the ordinance while making modifications to meet the needs of the business. While the PD zoning establishes design standards, the proposed development and zoning request still meet the intentions of the Code of Ordinances, overlay district and Comprehensive Plan.

Staff recommends approval of the zoning change.

Options/Alternatives:

1. City Council may recommend approval of the zoning change.

2. City Council may recommend approval of the zoning change with conditions and state the conditions.
3. City Council may recommend denial of the zoning change.

Attachments

- Exhibit A – Subject Property (Rockwall CAD)
- Exhibit B – Zoning Map
- Exhibit C – Comprehensive Plan Future Land Use Plan
- Exhibit D – PD Request Letter
- Exhibit E – Design Requests
- Exhibit F – Site Plan and Landscape Plan
- Exhibit G – Revised Renderings
- Exhibit H – State Highway 205 Overlay District Standards

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



Exhibit B – Zoning Map

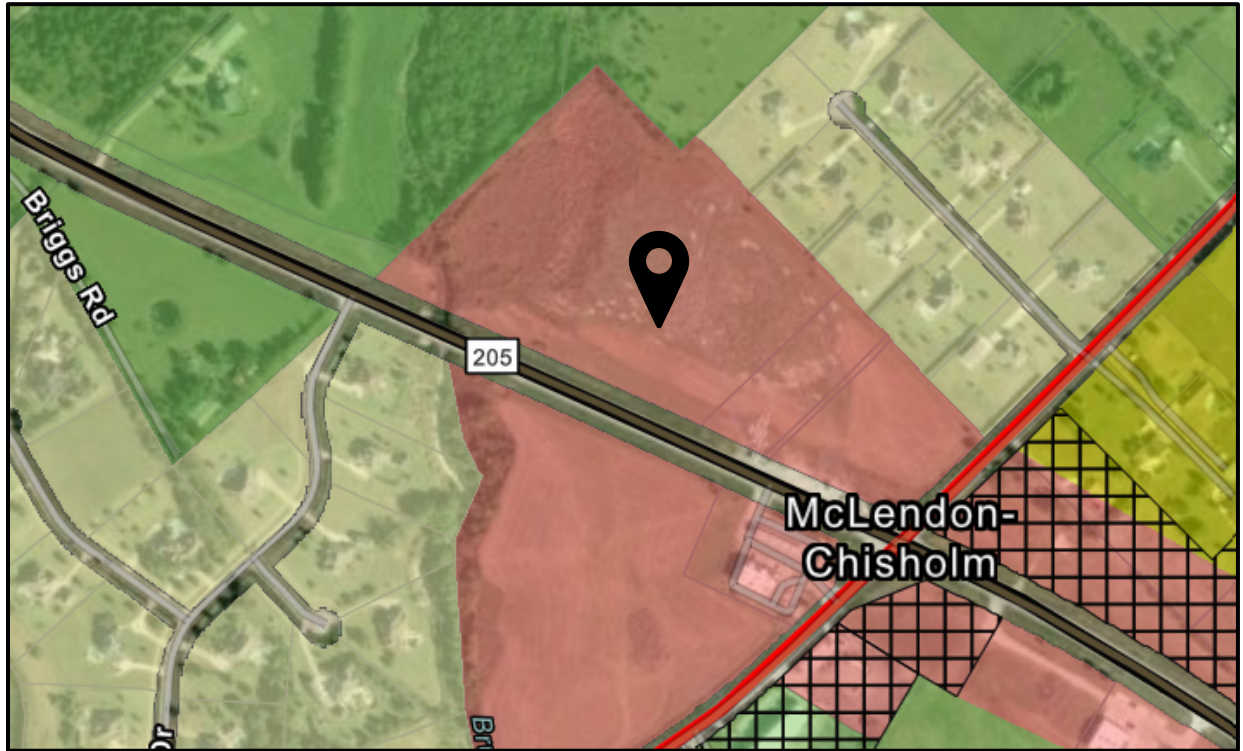
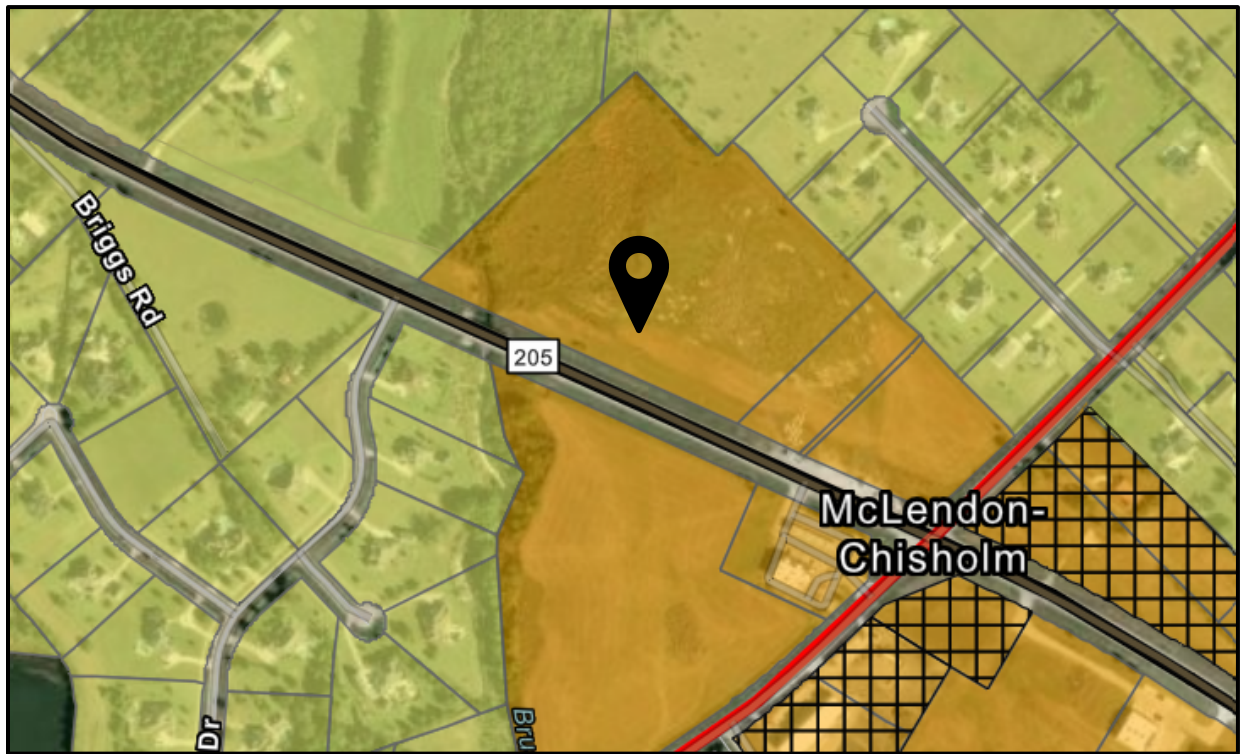


Exhibit C – Comprehensive Plan Future Land Use Plan





13105 Dover Ave
Lubbock TX 79424

806-368-7843 Phone
806-368-9038 Fax

Good morning,

VIA Real Estate LLC is currently seeking rezoning to a Planned Development (PD) within the City of McLendon-Chisholm, state hwy 205 and FM 550, see attachment A for property metes and bounds. The Property is currently zoned GB. The rezoning to a PD will allow us to build a Tractor Supply store at this location and meet the requested requirements of our client to operate their full retail business model.

For reference, the current owner and seller of the subject property is Mariah Bay Development, Inc., whose mailing address is P.O. Box 369, Rockwall, Texas 75087. The authorized representative is Robert S. Whittle, President, who may be contacted at (214) 725-9115 or via email at whittledevelopment1@gmail.com.

Additionally, we hereby formally request that the proposed project be considered for rezoning and that it be scheduled for review on the next available agendas for City staff, the Planning and Zoning Commission, and the City Council, in accordance with applicable procedures.

Please advise as to any required fees, or other information necessary to initiate and process this request. We are including our submittal package based on our previous conversations. After your review, please let us know if we need to provide any additional information. We appreciate your assistance and guidance throughout this process.

EXHIBIT "A"

BEING APPROXIMATELY 3.93 ACRES, MORE OR LESS, OUT OF THE LEONARD EASTERWOOD SURVEY, ABSTRACT NUMBER 79, ROCKWALL COUNTY, TEXAS, AND BEING OUT OF THAT 11.307 ACRE TRACT DESCRIBED BELOW. SAID 3.93 ACRES TO BE MORE PARTICULARLY DESCRIBED ON A SURVEY TO BE PROVIDED:

BEING AN 11.307 ACRE TRACT OF LAND SITUATED IN THE LEONARD EASTERWOOD SURVEY, ABSTRACT 79 IN ROCKWALL COUNTY, TEXAS, BEING A PART OF TRACT 1, A CALLED 34.583 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARIAH BAY DEVELOPMENT, INC., RECORDED IN VOLUME NO. 2245, PAGE 278 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID 11.307 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD WITH TXDOT PINK CAP FOUND AT THE MOST SOUTHERLY CORNER OF SAID 11.307 ACRE TRACT, ALSO BEING IN THE NORTHWESTERLY LINE OF LOT 1, BLOCK A OF YANEZ ADDITION, AN ADDITION TO THE CITY OF MCLENDON-CHISHOLM, RECORDED IN DOCUMENT NO. 20150000005946, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.) ALSO BEING THE NORTHWEST LINE OF A CALLED 1.69 ACRE TRACT OF LAND DESCRIBED IN DEED TO CMPM PARLAY, LLC, RECORDED IN DOCUMENT NO. 20230000014027, O.P.R.R.C.T., AND BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 205 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY OF SAID STATE HIGHWAY 205, THE FOLLOWING COURSES:

NORTH 66 DEGREES 18 MINUTES 48 SECONDS WEST, A DISTANCE OF 167.19 FEET TO A 5/8" IRON ROD WITH TXDOT PINK CAP FOUND;

NORTH 63 DEGREES 29 MINUTES 05 SECONDS WEST, A DISTANCE OF 400.72 FEET TO A 5/8" IRON ROD WITH TXDOT PINK CAP FOUND;

NORTH 66 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 358.77 FEET TO A 5/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID 11.307 ACRE TRACT AND BEING IN THE

SOUTHEASTERLY LINE OF A CALLED 18.3001 ACRE TRACT OF LAND DESCRIBED IN DEED TO DWIGHT LINDOP, RECORDED IN VOLUME 2144, PAGE 79, D.R.R.C.T.;

THENCE NORTH 46 DEGREES 13 MINUTES 11 SECONDS EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY OF SAID STATE HIGHWAY 205, ALONG THE COMMON LINE BETWEEN SAID 11.307 ACRE TRACT AND SAID 18.3001 ACRE TRACT, A DISTANCE OF 705.07 FEET, GENERALLY ALONG A FENCE, TO A FENCE POST FOUND FOR CORNER IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROY ROWAN AND JULIE ROWAN, RECORDED IN VOLUME 1855, PAGE 276, D.R.R.C.T.;

THENCE ALONG THE COMMON LINE BETWEEN SAID 11.307 ACRE TRACT AND THE ROY ROWAN AND JULIE ROWAN TRACT, GENERALLY ALONG A FENCE, THE FOLLOWING COURSES:

SOUTH 45 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 314.52 FEET TO A FENCE CORNER POST FOUND;

NORTH 44 DEGREES 46 MINUTES 12 SECONDS EAST, A DISTANCE OF 51.59 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF LOT 5, BLOCK A OF CHISHOLM CROSSING PHASE 3, AN ADDITION TO THE CITY OF CITY OF MCLENDON-CHISHOLM, RECORDED IN CABINET G, SLIDE 93 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 35 MINUTES 27 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID CHISHOLM CROSSING PHASE 3, A DISTANCE OF 532.79 FEET TO A 5/8" IRON ROD WITH YELLOW CAP FOUND AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK A OF YANEZ ADDITION;

THENCE SOUTH 44 DEGREES 08 MINUTES 23 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 440.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.307 ACRES OF LAND MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



March 12, 2026

City of McLendon-Chisholm
Planning and Zoning Commission
McLendon-Chisholm, Texas 75032

RE: Special Exception and Variance Request
Project: Tractor Supply Company
Location: State Highway 205 & FM 550

Dear Members of the Planning and Zoning Commission,

On behalf of the applicant, we respectfully request approval of a special exception and related design variances associated with the proposed Tractor Supply retail development located at State Highway 205 and FM 550.

The project has been designed in accordance with the City's Commercial Development Standards to the greatest extent practicable while maintaining the functional requirements of the retail building prototype.

The following approvals are requested:

Building Floor Area – Special Exception

Section 4-13(E) establishes a maximum single-floor building size of 6,000 square feet. The proposed Tractor Supply retail building contains approximately 22,337 square feet with additional exterior Fenced Outdoor Area of 24,875 square feet which is accessory to the building retail space.

Approval of a special exception is respectfully requested to allow this building size.

Maximum Wall Length – Variance

Section 4-13(E) limits building wall lengths to 80 feet. The proposed building elevations include wall segments measuring approximately 128 feet in length. Due to the functional layout of the retail floor plan and structural efficiency of the masonry wall system, compliance with the 80-foot limitation would require substantial redesign of the building.

Although the building wall measures approximately 128 feet in length for the front and rear and 172'-8" on the two sides, the façade is intentionally designed to read as several smaller architectural components through roof variation, entry projections, material transitions, and façade detailing. These elements visually break the wall into segments within 80-foot length for a perceived width that achieves the intent of the articulation requirements.

Horizontal Articulation – Variance

The ordinance requires wall offsets equal to 25% of the wall height when wall lengths exceed the articulation threshold. The proposed building incorporates architectural articulation through façade modulation, roof variation, masonry detailing, and material changes rather than large structural offsets. A variance is requested to allow the proposed architectural articulation strategy.

Hardship Considerations

The requested relief is not intended to circumvent the purpose of the City's commercial development standards. Instead, it reflects the practical limitations associated with the functional layout of a regional retail store and the structural characteristics of masonry construction.

The building design incorporates multiple architectural features that break down the building mass including gable roof forms, mansard roof elements, masonry base articulation, material transitions, façade reveals, and varied roof heights. These design elements collectively achieve the intent of the ordinance by creating visual interest and reducing the perceived scale of the building.

Approval of the requested special exception and variances will allow the development to proceed with a high-quality architectural design that remains consistent with the City's aesthetic goals while accommodating the operational needs of the retail tenant.

We respectfully request approval of these items and appreciate the Commission's consideration.

Sincerely,

Diana Myers
Associate Principal
Helt Design Architecture

Section 5-2 Special Districts: State Highway 205 Overlay District

5.2.1 Purpose

Recognizing that SH 205 is a major historic, cultural and non-residential arterial through the City of McLendon- Chisholm, Texas the City hereby provides additional development standards for non-residential developments in this corridor.

5.2.2 Limits of Overlay District.

The area encompassed by these standards shall include all those properties that extend from the centerline of State Highway 205 to a point 1,500 feet parallel on each side of the centerline of SH 205 from the northernmost to the southernmost City of McLendon-Chisholm city limit lines. The Overlay District is intended to apply to all non-residential developments within the SH 205 corridor. Any property zoned for non-residential development within this corridor, in full or in part, shall be subject to the development standards contained herein. This Overlay District will extend from the northern City limit line to the southern city limit line as they exist or as they may be amended in the future. The provisions of the State Highway 205 Overlay District shall apply to all properties fully or partially within the defined area. Due to the varying locations of property lines, tract lines or other ownership or geographic criteria, the City Council may approve modifications to the strict adherence to this Overlay District upon a request by a property owner or applicant.

5.2.3 Applicability.

Existing base zoning districts of properties within the area shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, site circulation, and landscaping shall be those specified for each individual district except as may be amended herein.

This Overlay District shall apply as follows:

- (1) Property Not Zoned or Zoned AG - Agriculture:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “prefix” to base zoning.
 - b. All future zoning regulations shall conform to the criteria set herein.
- (2) Property with existing non-residential straight zoning:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “suffix” to property currently zoned as non-residential.
 - b. The existing base zoning district shall prevail except in cases where the base district is silent or there is a direct conflict with this Overlay District
 - i. Where the base zoning district is silent on any specific development standard, the Overlay District shall prevail.
 - ii. Where the base zoning district and this Overlay District have conflicting standards, the stricter standard shall prevail.
- (3) Property with existing residential zoning:
 - a. This overlay district shall not apply to any properties with existing residential zoning
 - b. Existing residential zoning shall be grandfathered.
 - c. If property with existing residential zoning is rezoned, the City of McLendon-Chisholm shall consider this Overlay District as part of the rezoning evaluation process, but may waive the application of this Overlay District.
- (4) Property with an existing “PD – Planned Development District”:
 - a. This Overlay District, as adopted and as amended in the future, shall apply as a “suffix” to property currently zoned as PD-Planned Development District.

- b. Existing PD-Planned Development District standards shall prevail **except** in instances where the PD-Planned Development District is silent. Where the PD-Planned Development District is silent on any specific development standard found in the Overlay District, the Overlay District shall prevail.
 - c. Where the PD-Planned Development District and this Overlay District have conflicting standards, the PD-Planned Development District shall prevail.
- (5) Except as noted herein, the requirements below shall apply to all lots or tracts located fully or partially within the geographic limits of the Overlay District. Any future changes to a site plan and/or a platted property after the adoption of this Overlay District may be subject to the standards herein as may be applicable. The City Council may approve amendments to specific standards herein and may adopt alternative regulations through the Specific Use Permit or a rezoning process.

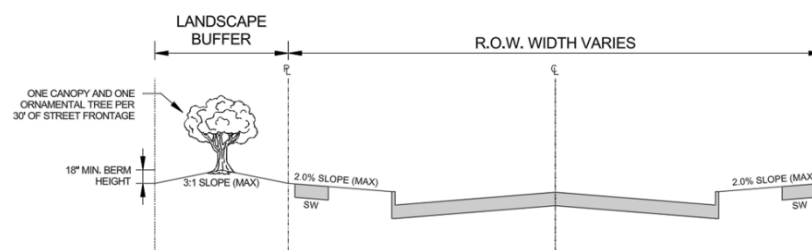
5.2.4 Non-Residential Uses.

Property within the State Highway 205 Overlay District shall be primarily developed as non-residential. No residential zoning shall be permitted within this overlay district.

5.2.5 Landscaping requirements:

The purpose of this section is to promote a unified landscaped corridor through the City, to enhance the City's major thoroughfare, provide for a noise pollution barrier for the residential development on either side of the Overlay District and promote an environmentally responsible corridor.

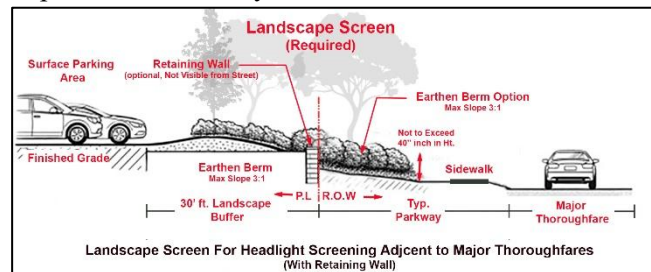
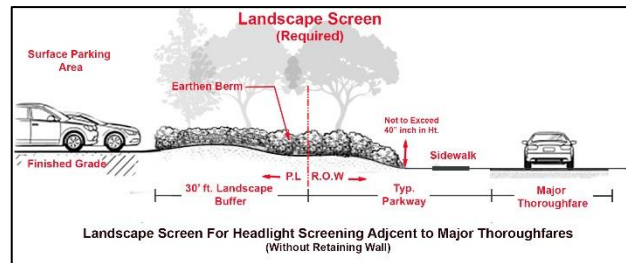
- (1) A minimum 30-foot wide landscape buffer (as measured from the front property line, exclusive of rights-of-way, site visibility easements, future thoroughfare setbacks, etc.) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations, as currently adopted or modified in the future.



TYPICAL ROADWAY SECTION

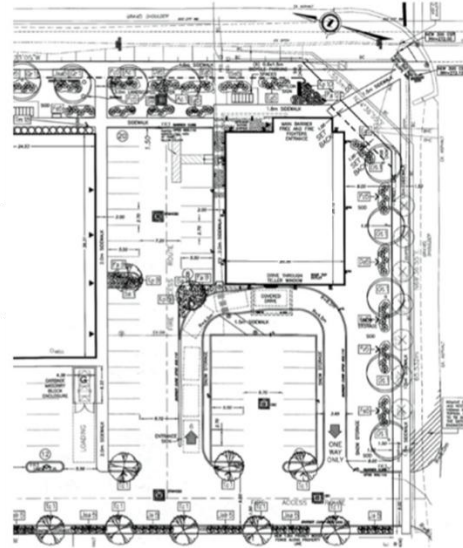
- (2) The landscape buffer shall generally consist of street trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:
 - a. A minimum of one three-inch caliper canopy tree and one ornamental tree (measured at twelve inches above the soil line and six-foot planted height) per 30 feet of street frontage. The number of street trees required shall be calculated as one (1) each (canopy and ornamental) per thirty (30) feet of street frontage, but the trees may be planted in groups or clusters as indicated in a commercial development landscape plan. Up to thirty percent (30%) of the canopy trees are eligible for substitution with additional ornamental trees at a 1:3 ratio. For every canopy tree that is substituted, three ornamental trees will be required.
 - b. Headlight screening:
 - i. The inclusion of a landscape screen is important for screening headlights from adjacent non-residential development parking. The headlight screening minimizes glare for adjacent arterial traffic.

- ii. A minimum height of eighteen inches (18") inches (as measured from the finished grade of the parking area) in locations where the landscape edge separates a surface parking area from State Highway 205 or another major thoroughfare.
 - iii. Planting material shall be an evergreen variety, at least twelve inches (12") in height at planting, spaced no more than twelve inches (12") apart and the species shall reach an eighteen-inch (18") height within twenty-four months and grow into a continuous hedgerow.
 - iv. All planting material shall include an irrigation plan to ensure viability. Landscape Plans shall include an irrigation note to this effect.
- c. The use of earthen berms in the landscape buffer is encouraged under the following criteria:
 - i. The minimum height of a berm shall be eighteen inches (18") as measured from the parkway elevation at the corresponding right-of-way line.
 - ii. Maximum height of berms shall be four (4) feet as measured from the parkway elevation at the corresponding right-of-way line.
 - iii. Berms shall have a maximum slope of three (3) feet of horizontal run for every one (1) foot of height.
 - iv. A retaining wall with an independent footer may be used on the side furthest away from the right-of-way to tie into the associated development grade line. Retaining walls shall not be incorporated into standard curbs.
 - v. A minimum of thirty percent (30%) of the landscape buffer area shall include shrubs, hedges, ground cover, boulders, xeriscape elements, or a combination thereof.
 - i. No shrubbery, hedges, other plant material or retaining walls shall impede site visibility triangles.
 - ii. Shrubby hedges forming a continuous living screen and retaining walls used in conjunction with berms shall not exceed 40 inches in height as measured from the parkway elevation at the right-of-way line.



(3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan for review and approval. Landscape Plans:

- a. Shall accompany all non-residential site plan submittals
- b. Shall be prepared by either a Registered Professional Engineer (PE) or a Registered Landscape Architect (RLA). A PE or RLA shall be responsible for insuring that the Landscape Plans adhere to these criteria by sealing and signing such plans.
- c. Landscape Plans shall include the following (at a minimum):
 - a. Site Features (north arrow, scale, site plan details, project name, owner, name of professional preparing the plan and other relevant information as required by City staff).
 - b. General Notes including irrigation notes, planting material and other site data as required by City staff.
 - c. Plan view of the proposed landscaped areas with dimensions and other critical site details.
 - d. Street Tree calculations and notes: required and provided
 - e. Plant material selected including name (common and Botanical), planting size (gallons, caliper inches, canopy dimensions), planting separation, full height notes, and related information.
 - f. Plant installation details which adhere to nurseryman standards
 - g. Irrigation plan by a State of Texas licensed irrigation specialist shall be submitted with the civil engineering construction documents.



SAMPLE PLANT LIST
PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
1A	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	3	8" cal	POT
1B	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1C	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1D	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1E	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1F	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1G	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1H	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1I	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1J	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1K	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1L	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1M	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1N	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1O	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1P	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1Q	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1R	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1S	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1T	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1U	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1V	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1W	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1X	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1Y	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB
1Z	RED TWIG DOGWOOD	<i>Cornus alternifolia</i>	1	8" cal	UB

(4) Administrative modifications to the landscape requirements.

- a. An applicant shall have the opportunity to request a modification from these landscape standards when the strict interpretation and/or enforcement of these landscape standards would prevent a property's reasonable development in a safe and efficient manner.
- b. A request for the modified standard is reserved for unanticipated situations or specific site constraints and not merely for the convenience of the applicant.
- c. The standards shall not be modified on the basis of financial hardship.
- d. The acceptable modifications under this provision do not constitute a variance.
- e. Any modifications sought by an applicant beyond the limits summarized herein shall require a rezoning request or consideration by the Zoning Board of Adjustment.
- f. An applicant requesting a modified standard shall submit a written request at the time of the Site Plan submittal process and shall summarize the modification sought and the reasons for such request.

- g. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape buffer by as much as ten (10) feet administratively upon a finding that the strict enforcement of the full landscape buffer requirement would prevent a property's reasonable development in a safe and efficient manner. Additionally, the Planning and Zoning Commission (or the City Council upon appeal) may reduce any development criteria by as much as ten percent (10%) upon a finding that strict enforcement of the landscape requirements would prevent a property's reasonable development in a safe and efficient manner.

5.2.6 Public Art Program:

The purpose of this section is to promote cultural identity, enhance visual character, and integrate art into the built environment. The City of McLendon-Chisholm finds that public art increases community engagement, strengthens economic vitality, and enhances the aesthetic quality of public places.

(1) **Applicability.**

- a. This section applies to all new commercial development, redevelopment, or major renovation projects within the Overlay District located on a lot greater than one (1) acre.
- b. Projects subject to this section shall comply prior to the issuance of a certificate of occupancy.

(2) **Public Art Requirement.** All non-residential developments shall contribute to the City of McLendon-Chisholm's public art program by:

- a. Installation of public art as per the guidelines contained herein; OR
- b. Payment into a Public Art fee in lieu of the installation of the public art in an amount equal to 0.5% of the total construction cost of the development; AND
- c. Dedicating an area for the future public art of no less than 0.1% of the lot area or 1,000 square feet whichever is lesser. City Council may adjust the total area of the public art easement upon a formal request by an applicant. Public Art area location:
 - i. Shall be subject to the approval of the Public Arts Committee, city planning staff, Planning and Zoning Commission and/or the City Council.
 - ii. Shall be located in an area visible from the right-of-way.
 - iii. Shall not be located in a visibility site triangle area.
 - iv. Shall not be encumbered or limited by utility easements.
 - v. Shall be noted on the site plan and a corresponding plat for recordation.
 - vi. Shall have four (4) two-inch (2") electric conduits routed from the electricity transformer and stubbed out to the Public Art area.
- d. The City Council shall make the final determination as to whether to accept the installation of public art or to accept the fee in lieu of.

(3) **Site Plan – Plat Designations and Notation.**

- a. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
- b. Proposed public art area reservation shall be designated on a Site Plan submittal.
- c. Proposed public art area reservation shall be designated on a Plat as a "Public Art Easement"

(4) **The City Council shall designate a Public Art Committee:**

- a. The Committee can be comprised of any combination of the following:
 - i. City Council Members
 - ii. Planning and Zoning Commission Members
 - iii. General Public
 - iv. City Staff
- b. The Committee shall be composed as follows:

- i. 3 members
 - ii. Staggering terms of three (3) years
 - iii. City Council shall appoint the chair of committee
 - c. The purpose of the committee shall be:
 - i. Establish public art goals and strategic plan.
 - ii. Establish public art guidelines.
 - iii. Review and approve public art proposals.
 - iv. Administer the public art program and make recommendations to the City Council.
 - v. Prepare an annual report to City Council on the status of the public art program.
 - vi. All expenditures using the Public Arts Fund shall be approved by the City Council.
- (5) Eligible projects may provide public art through:
 - a. On-site installation.
 - b. Combination of installation and/or fee-in-lieu of contribution; or
 - c. Full fee-in-lieu payment to the City Public Art Fund.
- (6) Public Art Guidelines
 - a. Commercial logos or advertising shall not qualify as public art.
 - b. Types
 - i. Sculpture or statues.
 - ii. Murals (paint, mosaic, mixed media).
 - iii. Integrated architectural art.
 - iv. Artist-designed infrastructure.
 - v. Other original visual works accessible to the public.
 - c. Design Standards.
 - i. Artwork shall be site-specific and integrated into project architecture or landscape design.
 - ii. Artwork shall be durable, safe, and designed for long-term public display.
 - iii. Artwork shall enhance the public realm and contribute to placemaking.
 - d. McLendon-Chisholm Public Art Themes
 - i. Within this Overlay District, public art shall reflect or interpret themes associated with Texas heritage and specifically the history of McLendon-Chisholm.
 - ii. These themes may include:
 - 1. City history and local historical figures
 - 2. Regional history or cultural traditions
 - 3. Agricultural or ranching themes
 - 4. Native ecology or landscape
 - 5. Notable Texans or historic events
 - 6. Western, frontier, or transportation themes
 - e. Artist Qualifications.
 - i. Artwork shall be designed and executed by a professional artist or design professional with demonstrated artistic experience
 - ii. City Council may allow alternative artwork which:
 - 1. May not be prepared by a professional artist.
 - 2. May not follow the stated themes described herein.
 - f. Maintenance.
 - i. Property owners shall maintain artwork in good condition.
 - ii. Public Art Fund shall not be eligible for maintenance expenses.

5.2.7 Land Use Spacing Regulations:

The following land uses shall comply with the residential adjacency standards herein:

Land Use	Conditional Land Use Adjacency Provisions
Amusement center, outdoor	1000 feet from any property zoned for residential development
Auto impound lot/wrecker business	1000 feet from any property zoned for residential development
Auto paint and body shop	1000 feet from any property zoned for residential development
Auto repair garage	1000 feet from any property zoned for residential development
Auto service station	1000 feet from any property zoned for residential development
Truck Stops (commercial vehicles)	1,000 feet from any property zoned for residential development
Bail Bonds	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
CBD Retail Stores	1,000 feet from any property zoned for residential development
Convenience Stores (with or without fuel sales) with alcohol sales	1,000 feet from any property zoned for residential development
Game rooms / Arcades	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks
Go cart track and other vehicular track or facility	1,000 feet from any property zoned for residential development
Kennel	1,000 feet from any property zoned for residential development
Massage Parlors	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
Outdoor storage	1000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Pawn Shops	1,000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Payday Lenders / title loan stores	1,000 feet from any property zoned for residential development and 2,000 feet from another similar establishment
Recycling collection center	1,000 feet from any property zoned for residential development
Restaurant, drive-in/drive-thru	1000 feet from any property zoned for residential development
Sexually Orientated Business	1,000 feet from any property zoned for residential development and/or 2,000 feet from any school, day care center, or public parks
Tattoo parlor/body piercing studio	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks 2,000 feet from another similar establishment
Tobacco shop (with greater than 51% of sales related to tobacco products)	1,000 feet from any property zoned for residential development, schools, day care centers, or public parks 2,000 feet from another similar establishment
Shooting range, outdoor	1,000 feet from any property zoned for residential development 2,000 feet from another similar establishment
Vape Stores / Smoke Shops / Hookah Lounges	1,000 feet from any property zoned for residential development, schools, day care centers or public parks 2,000 feet from another similar establishment
Veterinary hospital with outside pens	1,000 feet from any property zoned for residential development

5.2.8 Site Development Standards

The following site design standards shall apply for all non-residential developments within the Overlay District.

- (1) Signs. For safety purposes, the Overlay District shall regulate the number and type of freestanding or pole signs along the corridor.
 - a. In addition to its usual definition a “sign” shall be any structure erected for the purpose of advertising or attracting attention to any business or activity.
 - b. The City of McLendon-Chisholm’s sign ordinance shall govern the use, placement, design and or permitting processes for all signs. In addition to the City’s sign ordinance, the following provisions shall apply. Where there may be a conflict between the City’s sign ordinance and the criteria set forth herein, the stricter provision shall prevail.
 - c. Prohibited Signs
 - i. Off-Premise Signs – Billboard Signs shall be prohibited in this overlay district.
 1. For definition purposes of this Section, an “off-premise” sign shall generally be considered a “billboard” sign or a free standing sign which is not associated with the immediately adjacent primary land use and identifies, advertises or attracts attention to a business, product, service, event or activity sold, existing or offered at a different location.
 2. For definition purposes of this Section, a “billboard sign” shall be defined as a commercial sign which meets the following criteria:
 - a. Permanent structure sign which is used for the display of off-site commercial messages
 - b. Permanent structure sign which constitutes a principal, separate or secondary use, as opposed to an accessory use, of the parcel on which it is located;
 - c. Outdoor sign used as advertising for hire; as an example, on which display space is made available to parties, other than the owner or operator of the sign or occupant of the parcel (not including those who rent space from the sign owner, when such space is on the same parcel as the sign), in exchange for a rent, fee or other consideration; or
 - d. Off-site outdoor advertising sign on which space is leased or rented
 - ii. Painted or hand marked advertising on windows or buildings shall be prohibited.
 - iii. Flags, inflatable signs, portable signs, trailer signs, spotlights, or other temporary signs shall be prohibited unless a temporary sign permit is approved.
 - iv. Temporary Signs
 1. Shall be allowed as per the City Sign Ordinance.
 2. Shall be limited to one (1) sign per address; however, one (1) additional sign per tenant or unit shall be permitted. Signs associated with tenant occupancy and shall be removed within thirty (30) days following the issuance of the Certificate of Occupancy.
 3. Shall be associated with a valid construction permit, where applicable.
 4. Shall be removed promptly upon the expiration of the temporary permit; any costs incurred by the City of McLendon-Chisholm to

remove temporary signs shall be the responsibility of the permit holder.

d. Building Signs.

- i. Signs affixed to individual buildings, suites or demised premises shall be subject to and conform with the City's Sign Ordinance.
- ii. Painted or hand marked advertising on windows or buildings shall be prohibited.
- iii. Any free standing signs on the site, not affixed to the building, shall be considered a "Monument Sign" and shall conform to the criteria herein.

e. Real Estate signs and real estate directional signs shall be allowed as per the City's Sign Ordinance.

- i. A "real estate sign" shall be defined as a temporary sign that is located on the same lot as it is advertising, with the sole purpose of advertising that particular property for sale, for rent, or for lease.
- ii. A "real estate directional sign" shall be defined as a temporary sign that is located on the same lot as it is advertising; with the sole purpose to direct the public to a particular property or properties for purposes of sale, rent or lease.

f. Monument Signs.

- i. Multi-tenant non-residential development shall collocate freestanding signs into a cohesive monument sign on the overall property.
- ii. The number of monument signs allowed on a property shall be consistent with the number of driveway access points to an adjacent right-of-way allowed on the property.
- iii. A monument sign shall be dimensioned as such:
 1. No greater than six (6) feet in height from the footer at grade
 2. No greater than fifteen (15) feet in width of the structure
 3. Maximum sign face of sixty (60) square feet per side of actual signage
- iv. Each monument sign shall be designed by a structural engineer according to the City's approved and adopted International Building Code.
- v. Each monument sign shall include the following:
 1. Site Address: letters and numbers shall be between 4 and 8 inches in height
 2. Total number of slots or slats available per monument sign shall be the sum of the total number of suites plus four (4) per monument sign. The additional slots or slats are for possible expansion.
 3. Approved, or as amended in the future, City of McLendon-Chisholm Logo and slogan shall be incorporated into each monument sign banner.
 - a. Logo shall be no greater than eight inches (8") in diameter.
 - b. Logo may be incorporated into the slats / slots
 - c. Logo may be placed on the monument sign frame
 - d. Logo specifications shall be provided by the City and may change from time to time.



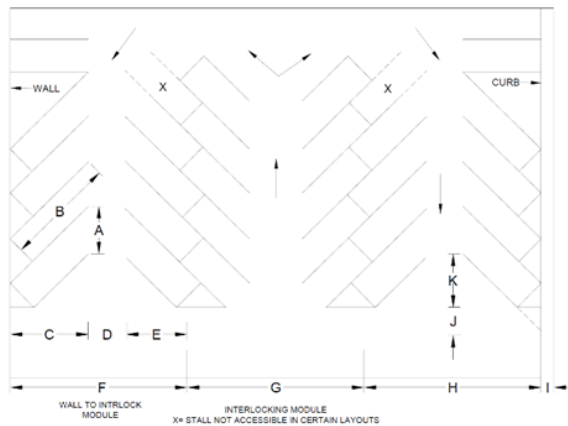
- vi. All sign electrical equipment and structural supports shall be enclosed and secured with exterior finishing materials to be consistent with the exterior finishing material of the main building.
 - vii. Shall be constructed with exterior finishing materials similar to those of the main associated building structure.
 - g. Sign Lighting.
 - i. Backlit signs within a monument sign shall be permitted with the following conditions:
 - 1. Property owner shall be responsible for the adherence to these provisions.
 - 2. Violations of these provisions shall be considered a violation of the City's Ordinances and shall be subject to fines and/or revocation of a Certificate of Occupancy.
 - 3. Monument sign lighting shall be set to turn off by no later than 11:00 p.m. Sunday – Thursday and midnight Friday – Saturday. Sign lighting shall be on a timer and shall be consistent with the normal hours of operation of the associated business. The intent of this provision is to limit the amount of light pollution during non-business hours. Select businesses (i.e. emergency care, fuel sales, etc.) may request an exemption from this standard.
 - ii. Directional lighting shall be allowed under the following conditions:
 - 1. Property owners shall be responsible for adherence to these provisions.
 - 2. Violations of these provisions shall be considered a violation of the City's Ordinances and shall be subject to fines and/or revocation of a Certificate of Occupancy.
 - 3. No lighting shall be pointed or directed towards a right-of-way
 - 4. There shall be no more than one (1) foot candle spillover at the property line as measured three (3) feet from the natural grade.
 - 5. The average foot candle across a commercial site shall not exceed five (5) foot-candles as measured at four and one-half feet from natural grade.
 - h. Site Plan – Plat Designations and Notation.
 - i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
 - ii. Proposed monument signs shall be designated on a Site Plan submittal.
 - iii. Proposed monument signs shall be designated on a Plat as a “Sign Easement”
- (2) Cross Access. For safety purposes and traffic access management purposes, the Overlay District shall regulate the access and circulation of non-residential developments.
- a. All non-residential developments shall be required to provide cross access from a non-residential development to an adjacent non-residential development in order to limit the number of driveway openings and thereby limiting local vehicle trips from congesting SH 205.
 - b. Site Plan – Plat Designation and Notation.

- i. Any changes to an existing approved site plan for a development located within this district after the effective date of the adoption of this Overlay District, shall require conformance with the standards herein as may be applicable based on the existing zoning.
- ii. Cross-access shall be required on all non-residential development adjacent to other non-residential developments (existing or future).
- iii. Cross-access shall be noted on a proposed Site Plan as a connection to an existing development or as a stub-out to future development.
- iv. Cross-access shall be designated on a plat as a “Fire Lane, Access and Utility Easement”
- v. Fire lanes shall be consistent with the International Fire Code as adopted or amended by City Council. At a minimum, fire lanes shall be defined as:
 - 1. Thirty feet (30’) wide with a twenty foot (20’) radius measured from curb return to curb return; OR
 - 2. Twenty-four feet (24’) wide with a thirty foot (30’) radius measured from curb return to curb return; or
 - 3. Twenty-six feet (26’) wide for all buildings two (2) stories or taller, in which case, the fire lane shall be located at least fifteen feet (15’) but no further than thirty feet (30’) feet from the front face of the structure along one of the long sides of the structure.
 - 4. All points of a building shall be within one-hundred fifty feet (150’) (hose lay length) to a fire lane as determined by the Fire Marshal / Fire Chief of the City of McLendon-Chisholm. The Fire Marshal / Fire Chief of the City of McLendon-Chisholm may allow a hose lay length of up to two-hundred feet (200’).
- c. Cross-access connections shall be required as follows:
 - i. Shall be required from non-residential development to all adjacent non-residential developments (current or future).
 - ii. Shall be required to be identified on a Site Plan and all associated plats and constructed by the applicant to the property line in such a manner as to allow an adjacent development to connect into the cross-access connection without requiring additional permission or easements from the original applicant.
 - iii. Shall be appropriately striped as a fire lane (see fire lane definitions previously).
 - iv. If the adjacent property is not yet developed, the City Engineer shall determine the type of barriers required to indicate a “no through traffic” cross access connection. Appropriate barriers may include:
 - 1. “No Thru Traffic”, “Dead End” or similar type signs
 - 2. Type I, II or III barricades (in ground or on sleds)
 - 3. Traffic barrels
 - 4. Construction barriers
 - 5. Other as approved by the City Engineer
 - v. Cross-access fire lanes
 - 1. Shall be dimensioned as a fire lane if required by the Fire Marshall / Fire Chief and/or the City Engineer. Dimensions shall follow the criteria previously defined.
 - 2. Pavement standards for fire lane cross access connections:
 - a. Concrete thickness: Six inches (6’’)
 - b. Concrete strength:

- i. Four thousand (4,000) pounds per square inch (psi); OR
 - ii. Dust free, all weather surface, with sufficient strength to support a proposed load of a two (2) axle vehicle capable of withstanding a 75,000 lb. fire apparatus
 - c. Steel Reinforcement: #4 rebar on twenty-four inch (24") centers on concrete chairs
 - d. Base course thickness:
 - i. Six inches (6")
 - ii. Lime stabilization; OR
 - iii. Cementitious stabilization
 - iv. Following geotechnical report (to be submitted to the City Engineer as part of the Civil Engineering construction plans)
- (3) Solid Waste Dumpsters
 - a. All non-residential developments shall be required to provide solid waste dumpsters and dumpster enclosures
 - b. All dumpsters shall be screened as follows:
 - i. Exterior finish material shall be consistent with the exterior finishing material of the associated primary structure of the commercial development.
 - ii. The gate for the dumpster enclosure shall be a solid metal gate to be painted or powder coated.
 - iii. The gate shall have a closing latch or other system to insure that the gate is closed when not in use.
 - iv. The height of the dumpster enclosure shall be at least two feet (2') taller than the dumpster.
 - v. The width of the dumpster enclosure shall be at least three feet (3') wider on all sides than the dumpster.
 - vi. Vegetative screen shall be provided on outside on three sides and consist of evergreen shrubs that will grow at least ten feet (10') in height.
 - c. Dumpster enclosure shall include:
 - i. Concrete thickness: Eight inches (8")
 - ii. Concrete strength: Five thousand (5,000) pounds per square inch (psi)
 - iii. Have a permanent water source with a shut off valve
 - iv. Have a slatted drain/ grate inlet connected to an enclosed stormwater system
 - v. At least one (1) security pole light or wall pack light with a photocell or motion sensor.
 - vi. Protective bollards adjacent to any firelane, on-site access and circulation routes.
 - vii. Signage
 - 1. No parking in front of gate
 - 2. No storage of flammable material
 - 3. City shall provide sign criteria
 - d. Dumpster Placement
 - i. Dumpsters shall not be placed within one-hundred feet of a residential development or property zoned for residential development.

- i. Texas Accessibility Standards and the Americans with Disabilities Act (ADA) parking requirements:
 1. All commercial developments shall adhere to both the TAS and ADA standards.
 2. Where there may be a conflict between TAS or ADA standards, the stricter standard shall prevail.
 3. TAS/ADA parking spaces shall be located adjacent to the main doors of the building.
 4. TAS/ADA accessible routes shall be clearly designed and striped.

c. Parking lot design shall follow the following criteria.



STALL LAYOUT ELEMENTS					
Element	On Diagram	45°	60°	75°	90°
Stall width parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth to wall	C	17.5	19.0	19.5	18.5
Aisle width between stall lines	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, wall to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlock to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Setback	K	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	M	24.0	24.0	24.0	24.0

d. Pedestrian Accommodations

i. Access Easements

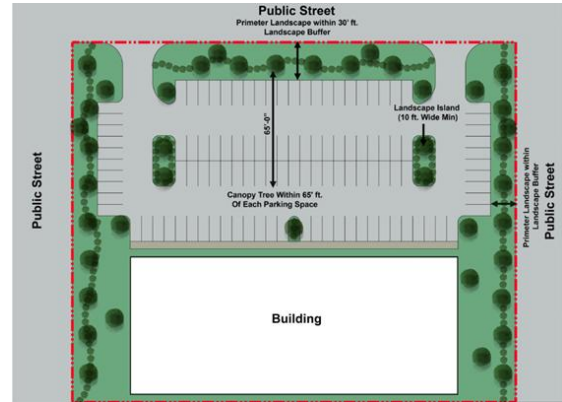
1. Shall be required for parking lots with more than forty (40) parking spaces in a perpendicular row to the main building.
 - a. At least one pedestrian route shall be required.
 - b. Shall be at least eight feet (8') wide raised pedestrian access way with six-inch (6") curbs located between two adjacent head in parking rows perpendicular to the main building; OR
 - c. Shall be designated as a six foot (6') sidewalk perpendicular to the main building.
2. Shall include barrier free ramps (BFR's) according to the TAS/ADA.

ii. Shopping cart corral

1. Retail developments with shopping carts shall require shopping cart corrals.
2. Shopping cart corrals shall be installed at the rate of 1 corral per 100 parking spaces.
3. Shopping cart corrals shall be distributed throughout parking field
4. Design Criteria:
 - a. Width: minimum ten feet (10')
 - b. Length: minimum fifteen feet (15')

iii. On-site trees

1. A canopy tree shall be provided at the end of every parking row
2. A canopy tree shall be provided so that every parking space is within sixty-five feet (65') of a tree.
3. A canopy tree shall be provided for every seven (7) parking spaces. Trees required for this provision may be installed throughout the site but shall not be counted towards the required street trees.
4. Every canopy tree located in a paved area shall be in a landscape island with a dimension of at least one-hundred eighty square feet.



e. Vehicular circulation

- i. For parking lots with more than one-hundred (100) parking spaces, internal access and circulation routes shall be provided with no direct parking.
- ii. Site visibility triangle criteria shall apply for all internal vehicular drive aisles, drive aisles intersections, driveways, placement of monument signs and other site features
- iii. Stacking depths may be required as part of the site plan review process to insure pedestrian and vehicular safety.
- iv. City may require traffic signs, speed bumps or other traffic calming devices as part of the site plan review process to insure pedestrian safety.

5.2.9 Variances and Appeals.

The Applicant may request a variance of any of the Site Development Standards based on a bona fide hardship. Variance requests shall be processed through and considered by the Zoning Board of Adjustments.



[VIEW A:](#) NORTH-WEST FROM E FARM TO MARKET RD 550 / STATE HWY 205



[VIEW B:](#) NORTH-EAST FROM STATE HWY 205



[VIEW C:](#) FRONT ELEVATION FROM STATE HWY 205



[VIEW D:](#) ACCESS DRIVE OFF OF STATE HWY 205



VIEW E: ACCESS DRIVE OFF OF STATE HWY 205



VIEW F: RIGHT SIDE OF BUILDING



VIEW G: REAR & SIDE PERSEPCTIVE OF BUILDING - OPTION A (METAL PANEL AT FENCED OUTDOOR DISPLAY AREA)



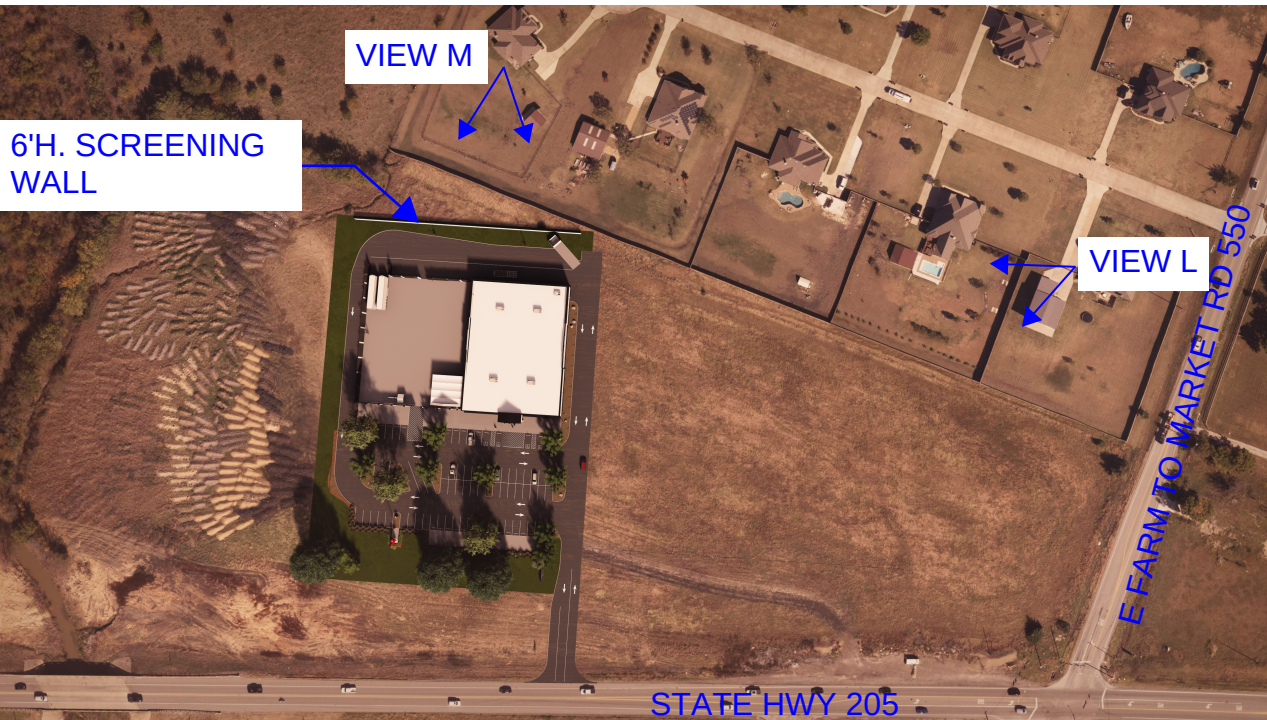
VIEW H: FRONT PERSPECTIVE VIEW SIDE OF BUILDING - OPTION A (METAL PANEL AT FENCED OUTDOOR DISPLAY AREA)



[VIEW J:](#) REAR LEFT PERSPECTIVE VIEW OF FENCED OUTDOOR DISPLAY - OPTION A (METAL PANEL AT FENCED OUTDOOR DISPLAY AREA)



[VIEW K:](#) FRONT LEFT PERSEPCTIVE VIEW OF FENCED OUTDOOR DISPLAY - OPTION A (METAL PANEL AT FENCED OUTDOOR DISPLAY AREA)



[AERIAL KEY PLAN](#)

[VIEW L: PERSPECTIVE VIEW OF BUILDING FROM RESIDENTIAL PROPERTY](#)

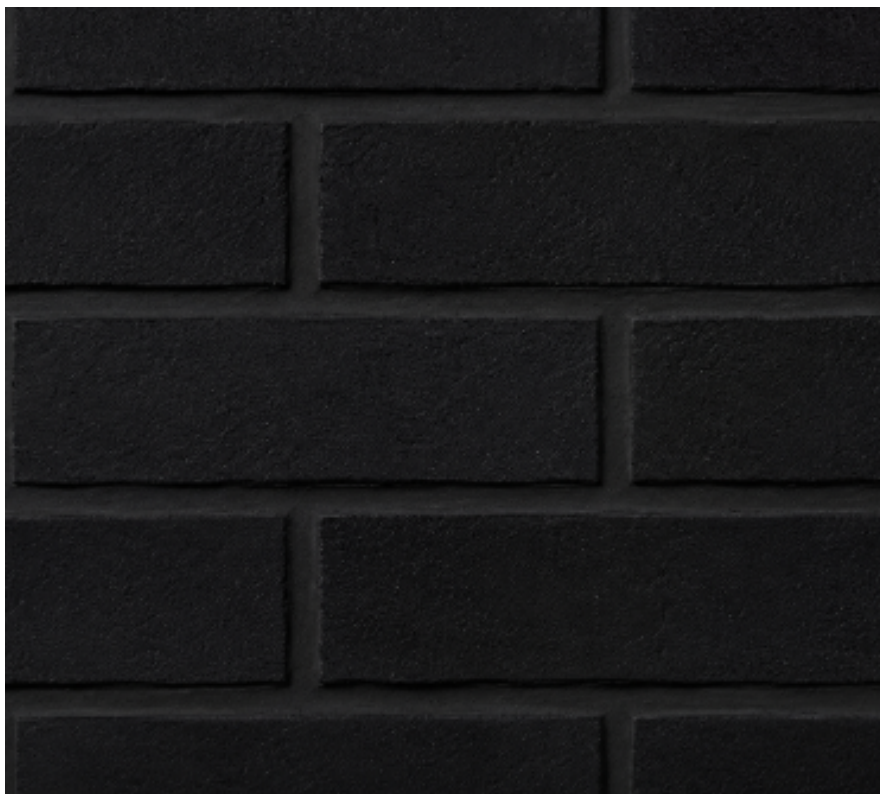


[VIEW M: PERSPECTIVE VIEW OF BUILDING FROM RESIDENTIAL PROPERTY](#)

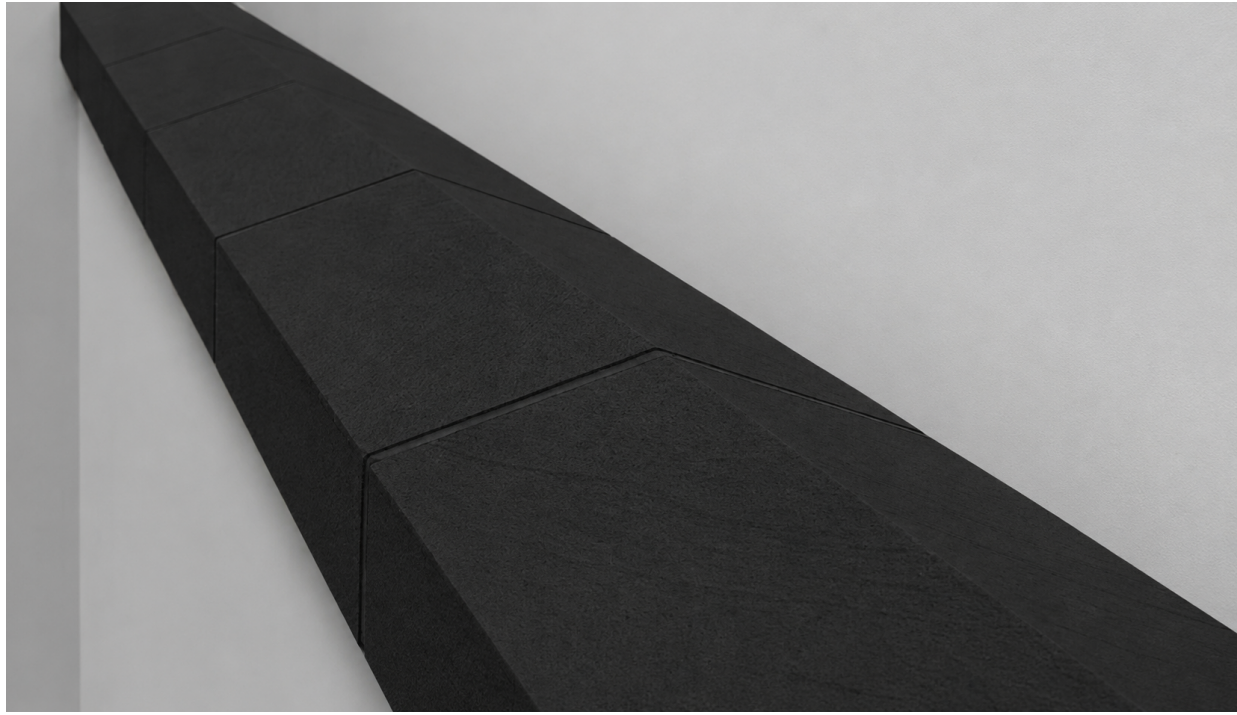
TRACTOR SUPPLY

HWY 205 & FM 550, MCLENDON CHISHOLM, TX

ELECTRONIC MATERIAL SAMPLE BOARD



BRICK MASONRY BUILDING BASE
MANUF: ECHELON MASONRY QUIK BRIK
COLOR: SHERWIN WILLIAMS
SW6991 BLACK MAGIC
MORTAR COLOR PAINT TO MATCH BRICK



PRECAST CONCRETE WALL SILL /
COPING
FINISHED TO MATCH SHERWIN WILLIAMS
SW6991 BLACK MAGIC



BUILDING / FENCED OUTDOOR
DISPLAY PILASTER / SCREENING
WALL SMOOTH FACE CMU
COLOR: SHERWIN WILLIAMS
SW7005 PURE WHITE



FENCED OUTDOOR DISPLAY
FENCE AND SCREENING FENCE -
METAL PANEL



STANDING METAL SEAM ROOF PANEL,
ROOF TRIM AND GUTTERS
MANUF: PAC CLAD
COLOR: BLACK



SOREFRONT SYTEM AND ENTRY DOOR
MANUF: STANLEY
COLOR: ANDOZIED ALUMINUM



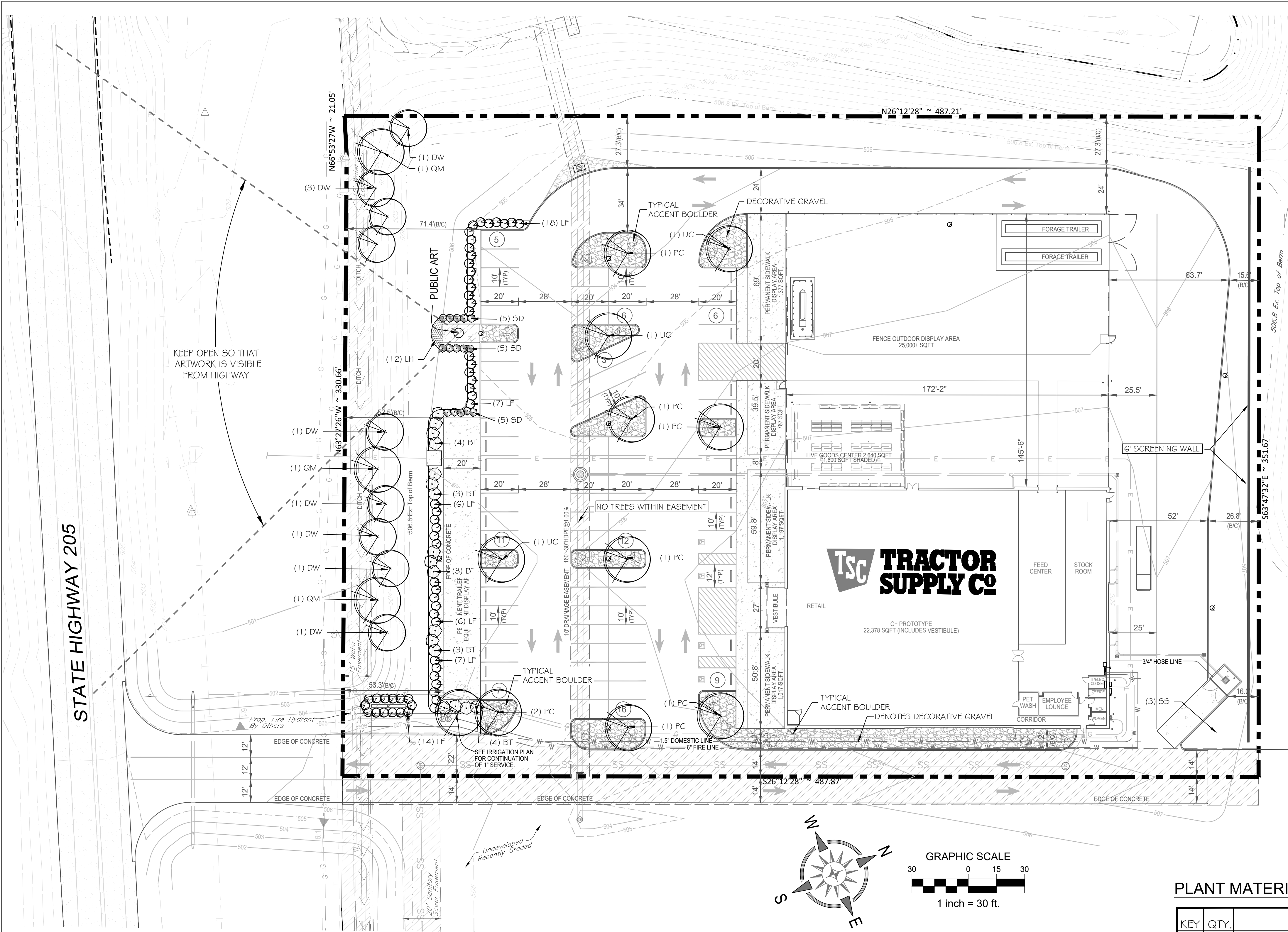
BUILDING SPLIT-FACE CMU
COLOR: SHERWIN WILLIAMS
SW7005 PURE WHITE



FIBER CEMENT LAP SIDING
COLOR: PAINT TO MATCH CMU



PUBLIC ART PROGRAM



PROPERTY INFORMATION:

PLANNING AND ZONING REQUIREMENTS
Reference: City of McLendon-Chisholm, TX Code of Ordinances
Zone: PD - Planned Development District
Proposed Use: Retail / Wholesale

CODE DATA:

20 PERCENT OF THE TOTAL LAND AREA IN ANY LOT UPON WHICH DEVELOPMENT OR CONSTRUCTION OCCURS SHALL BE LANDSCAPED.

TOTAL LOT: 171,239.368 @ 20% = 34,247.87 SF REQUIRED
TOTAL LAWN LANDSCAPE AREA: 49,772 SF AS PROPOSED

LOCATIONAL CRITERIA:

NOT LESS THAN 40 PERCENT OF THE TOTAL LANDSCAPING SHALL BE LOCATED IN THE DESIGNATED FRONT YARD. A MINIMUM OF THIRTY PERCENT (30%) OF THE LANDSCAPE BUFFER AREA SHALL INCLUDE SHRUBS, HEDGES, GROUND COVER, BOULDERS, XERISCAPE ELEMENTS, OR A COMBINATION THEREOF.
34,247.87 SF TOTAL LANDSCAPING @ 40% = 13,699.15 SF TOTAL FRONT YARD PLANT AREA CREDIT REQUIRED.
MEETS OR EXCEEDS REQUIREMENT AS PROPOSED

LANDSCAPING OF PARKING LOTS: A MINIMUM OF TEN PERCENT OF THE GROSS PARKING AREA SHALL BE DEVOTED TO LIVING PLANT MATERIAL. GROSS PARKING AREA SHALL BE MEASURED FROM THE EDGE OF THE PARKING AND/OR DRIVEWAY PAVING AND SIDEWALKS.
76,554.47 SF @ 10% = 7,655.45 LA CREDIT REQUIRED
10 TREES @ 200 SF = 2,000
6,033 ± SF XERISCAPE ELEMENTS (Decorative Gravel) @ 5 SF = 30,165
32,165 LA CREDIT

SOLID SCREENING WALL OR FENCE:
WHEN A BOUNDARY OF A NON-RESIDENTIAL ZONING DISTRICT SIDES OR BACKS UPON AN SF5, SF2.5, SF1.5, MH DISTRICT, OR A RESIDENTIAL PLANNED UNIT DEVELOPMENT A SOLID SCREENING WALL OR FENCE OF NOT LESS THAN SIX FEET NOR MORE THAN EIGHT FEET IN HEIGHT SHALL BE ERECTED ON THE PROPERTY LINE SEPARATING THESE DISTRICTS. THE PURPOSE OF THE SCREENING WALL OR FENCE IS TO PROVIDE A VISUAL BARRIER BETWEEN THE PROPERTIES.
6+ HIGH SCREENING WALL AS PROPOSED

ADDITIONAL State Highway 205 OVERLAY CODE DATA:
STATE HIGHWAY 205 FRONTAGE LANDSCAPING REQUIREMENTS:
A MINIMUM 30-FOOT WIDE LANDSCAPE BUFFER SHALL BE PROVIDED.
351.7 LF x 30 = 10,551 SF REQUIRED
52+ WIDE BUFFER AS PROPOSED
20,685 ± SF AS PROPOSED

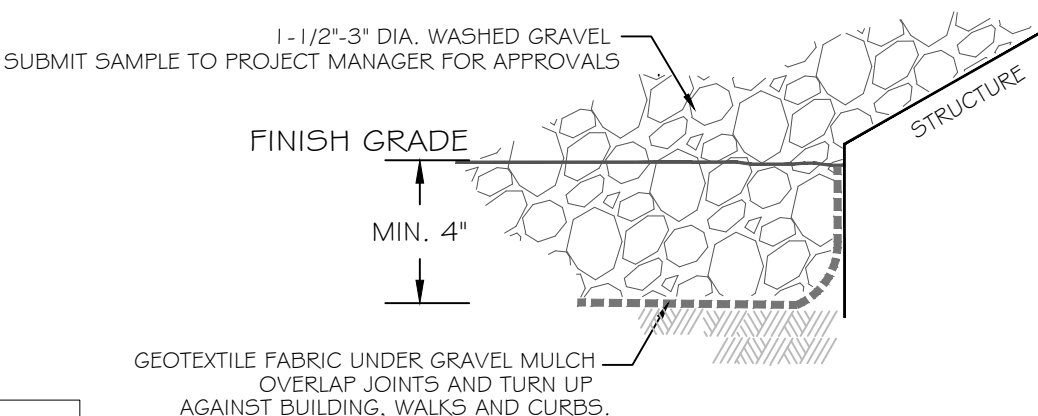
A MINIMUM OF ONE THREE-INCH CALIPER CANOPY TREE AND ONE ORNAMENTAL TREE PER 30 FEET OF STREET FRONTAGE.
STATE HIGHWAY 205 FRONTAGE 351.7 LF / 30 = 11.7 OR 12
12 CANOPY TREES REQUIRED 3 TREES AS PROPOSED
12 ORNAMENTAL TREES REQUIRED 9 TREES AS PROPOSED

A MINIMUM OF THIRTY PERCENT (30%) OF THE LANDSCAPE BUFFER AREA SHALL INCLUDE SHRUBS, HEDGES, GROUND COVER, BOULDERS, XERISCAPE ELEMENTS, OR A COMBINATION THEREOF. SHRUBBERY HEDGES FORMING A CONTINUOUS LIVING SCREEN.
FRONT BUFFER AREA 10,551 SF @ 30% = 3,165.3 SF OF PLANT UNITS REQUIRED
85 #5 CONT. PLANTS = 2,125 PLANT UNITS
75 SF PERENNIALS = 1,875 PLANT UNITS
2,312.5 PLANT UNITS AS PROPOSED

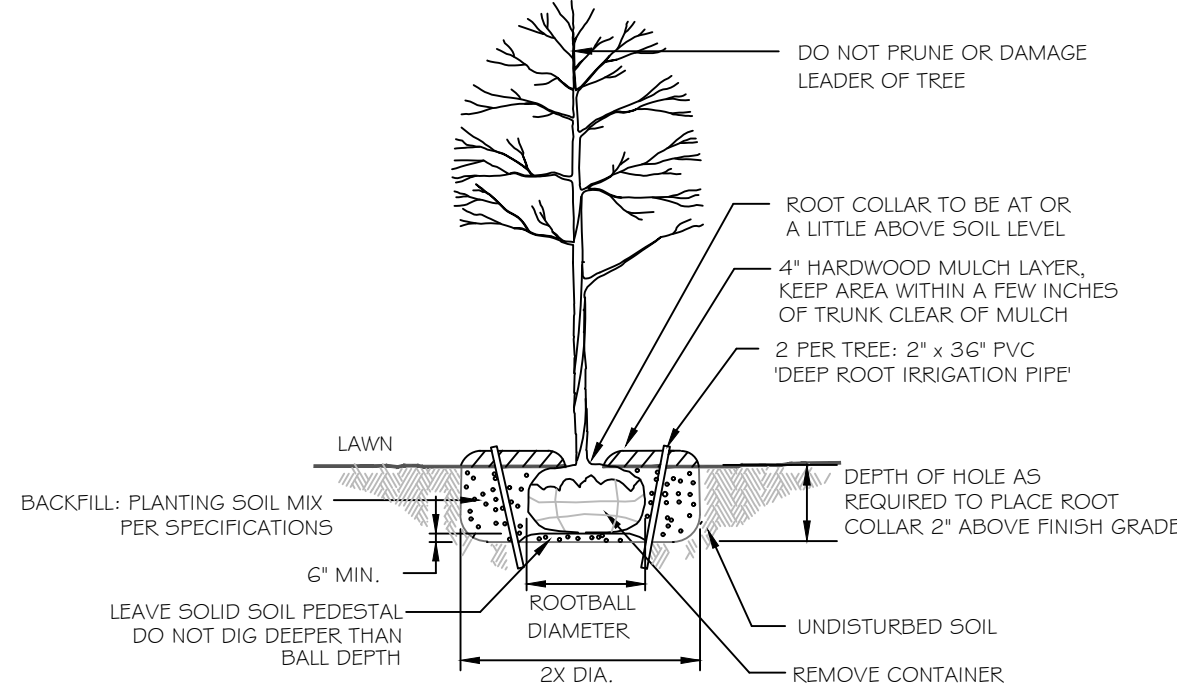
HEADLIGHT SCREENING:
IN LOCATIONS WHERE THE LANDSCAPE EDGE SEPARATES A SURFACE PARKING AREA FROM STATE HIGHWAY 205 OR ANOTHER MAJOR THOROUGHFARE, PLANTING MATERIAL SHALL BE AN EVERGREEN VARIETY, AND GROW INTO A CONTINUOUS HEDGEROW IS REQUIRED.
MEETS REQUIREMENT AS PROPOSED

THE USE OF EARTHEN BERMS IN THE LANDSCAPE BUFFER. THE MINIMUM HEIGHT OF A BERM SHALL BE EIGHTEEN INCHES (18") AS MEASURED FROM THE PARKWAY ELEVATION AT THE CORRESPONDING RIGHT-OF-WAY LINE.
MEETS REQUIREMENT AS PROPOSED

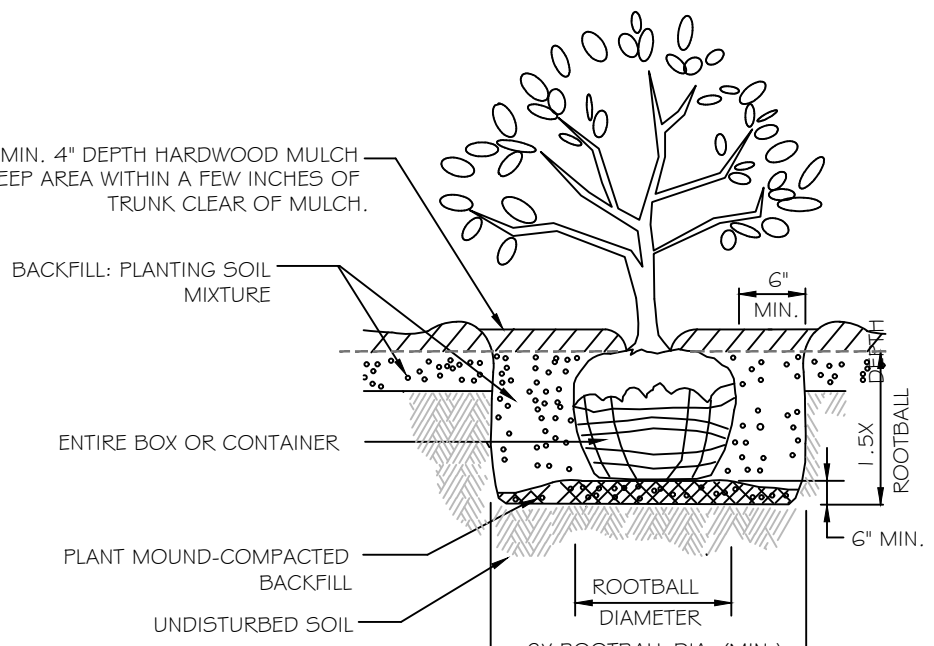
LANDSCAPE INSTALLATION DETAILS



DECORATIVE GRAVEL INSTALLATION
NTS
AT AREAS AS SHOWN ON PLAN



TREE INSTALLATION
NTS



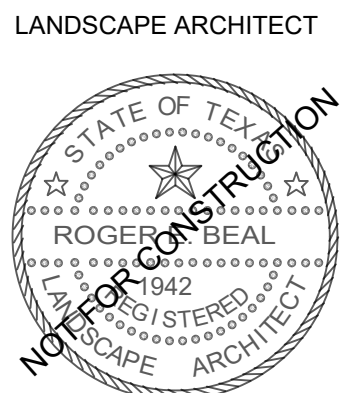
SHRUB INSTALLATION
NTS

PLANT MATERIALS LIST

KEY	QTY.	PLANT NAME	MINIMUM INSTALLED SIZE	WATER USAGE	MATURE HEIGHT/ SPREAD
SHADE TREES - Per Tree Area Credit 200 sf each					
UC	3	CEDAR ELM - <i>Ulmus crassifolia</i> * # **	3" cal., B/B or 65 gal. Cont.	VERY LOW	60'/ 50'
PC	8	CHINESE PISTACHE - <i>Pistacia chinensis</i> **	3" cal., B/B or 65 gal. Cont.	VERY LOW	35'/ 30'
QM	3	CHINGUAPIN OAK - <i>Quercus muhlenbergii</i> * # **	3" cal., B/B or 65 gal. Cont.	LOW	60'/ 60'
ORNAMENTAL TREES - Per Tree Area Credit 200 sf each					
DW	9	DESERT WILLOW - <i>Chilopsis linearis</i> * # **	3" cal., B/B or 65 gal. Cont.	VERY LOW	20'/ 20'
SHRUBS - Per 5 gal. Shrub, Area Credit 25 sf each					
BT	17	AGARITA - <i>Berbers trifoliolata</i> * # **	# 5 cont.	VERY LOW	6'/ 6'
LF	58	GREEN CLOUD CENIZO - <i>Leucophyllum frutescens</i> 'Green Cloud'* # **	# 5 cont.	LOW	5'/ 5'
SD	10	DWARF YAUPOH HOLLY - <i>Ilex vomitoria</i> * 'Stoke's Dwarf'	# 5 cont.	MEDIUM	3'/ 4'
PERENNIALS- Per 1 SF Area, Credit 2.5 sf each sf.					
LH	12	TEXAS LANTANA - <i>Lantana horrida</i> *4 # **	# 2 cont.	VERY LOW	3'/ 3'

Xenscape Plant Information
* DENOTES NATIVE TEXAS PLANT MATERIAL
** DENOTES LOW WATER REQUIRED
(NATURAL RAINFALL ONLY AFTER ESTABLISHED)

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
ysdesigns30@gmail.com
ROGER BEAL
LICENSED IN: OH, KY, PA, IL, IN, MO,
MI, VA, TX, OK, KS, AZ, CO, NM & UT



Date	
Description	
Item	

TRACTOR SUPPLY CO.
SITE DEVELOPMENT PLANS FOR:
STATE HIGHWAY 205
CITY OF MCLENDON-CHISHOLM,
ROCKWALL COUNTY, TX



Design: REB Proj: 25.127
Draw: REB Dwg:
Check: REB Tab: L-1.0
Scale: AS NOTED

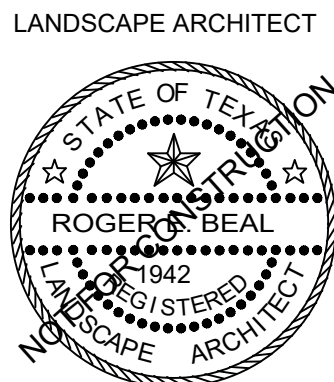
Date: 07.20.2026

Sheet: LANDSCAPE PLAN

Sheet No.: L-1.0



LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
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YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
ysdesign830@outlook.com
LICENSED IN: OH, KY, PA, IN, IL, MO,
MI, VA, TX, OK, KS, AZ, CO, NM & UT



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
1401 1402 1404 1408	Rain Bird 1800-1400 Flood 1401
Q T H F	Rain Bird 1804 8 Series MPR
Q T H F	Rain Bird 1804 10 Series MPR
Q T H F	Rain Bird 1804 12 Series MPR
Q T H F	Rain Bird 1804 15 Series MPR
Q T H T Q F	R-1724 1804-SAM-P45
15	Rain Bird 5004-PC, FC 1.5
10	Rain Bird 5004-PC, FC 3.0
SYMBOL	MANUFACTURER/MODEL
Area to Receive Dripline	Rain Bird XCFGA-100-PRF
Area to Receive Dripline	Rain Bird XFD-06-15
SYMBOL	MANUFACTURER/MODEL
Rain Bird PGA Globe	Rain Bird PGA Globe
Rain Bird 5-RC	Rain Bird 5-RC
Nibco TI-B	Nibco TI-B
Rain Bird E5P4ME3	Rain Bird E5P4ME3
Rain Bird WR2-RFC	Rain Bird WR2-RFC
Immigation Lateral Line: PVC Class 200 SDR 21	
Immigation Mainline: PVC Class 200 SDR 21	
Pipe Sleeve: PVC Schedule 40	

#	Valve Number
# #	Valve Flow
# #	Valve Size

IRRIGATION GENERAL REQUIREMENTS

1. THE IRRIGATION SYSTEM IS DIAGRAMMATIC BASED UPON THE INFORMATION PROVIDED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE SUCCESSFUL CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS INDICATED ON THE DESIGN. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. MINOR FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THERE MAY BE TIMES WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS THAT EXIST MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND COSTS THAT OCCUR.

2. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURERS SPECIFICATIONS WILL BE FOLLOWED.

3. MAINLINE SHALL BE BURIED A MINIMUM OF 12" OF COVER AND A MAXIMUM OF 18" OF COVER. LATERAL LINE PIPING A MINIMUM OF 12" OF COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND MECHANICALLY TAMPED.

4. THERE WILL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE PROJECT MANAGER.

5. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS. STATIC PRESSURE WAS GIVEN AS 70 PSI WITH AN OPERATION PRESSURE OF 40 PSI. THE SIZE OF THE P.O.C. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE. A BOOSTER PUMP MAY BE NECESSARY IF THE REQUIRED PRESSURE IS NOT AVAILABLE. ADDITIONAL COSTS SHALL BE SUBMITTED TO THE OWNER AS A CHANGE ORDER.

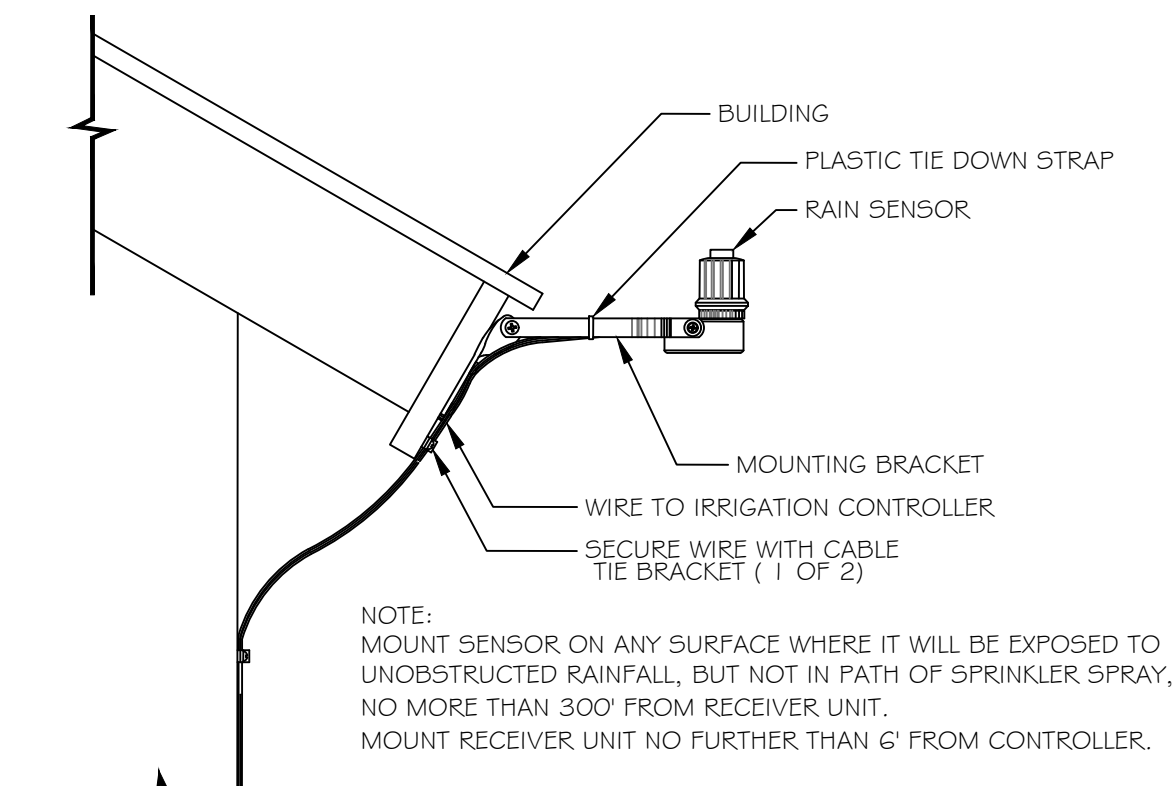
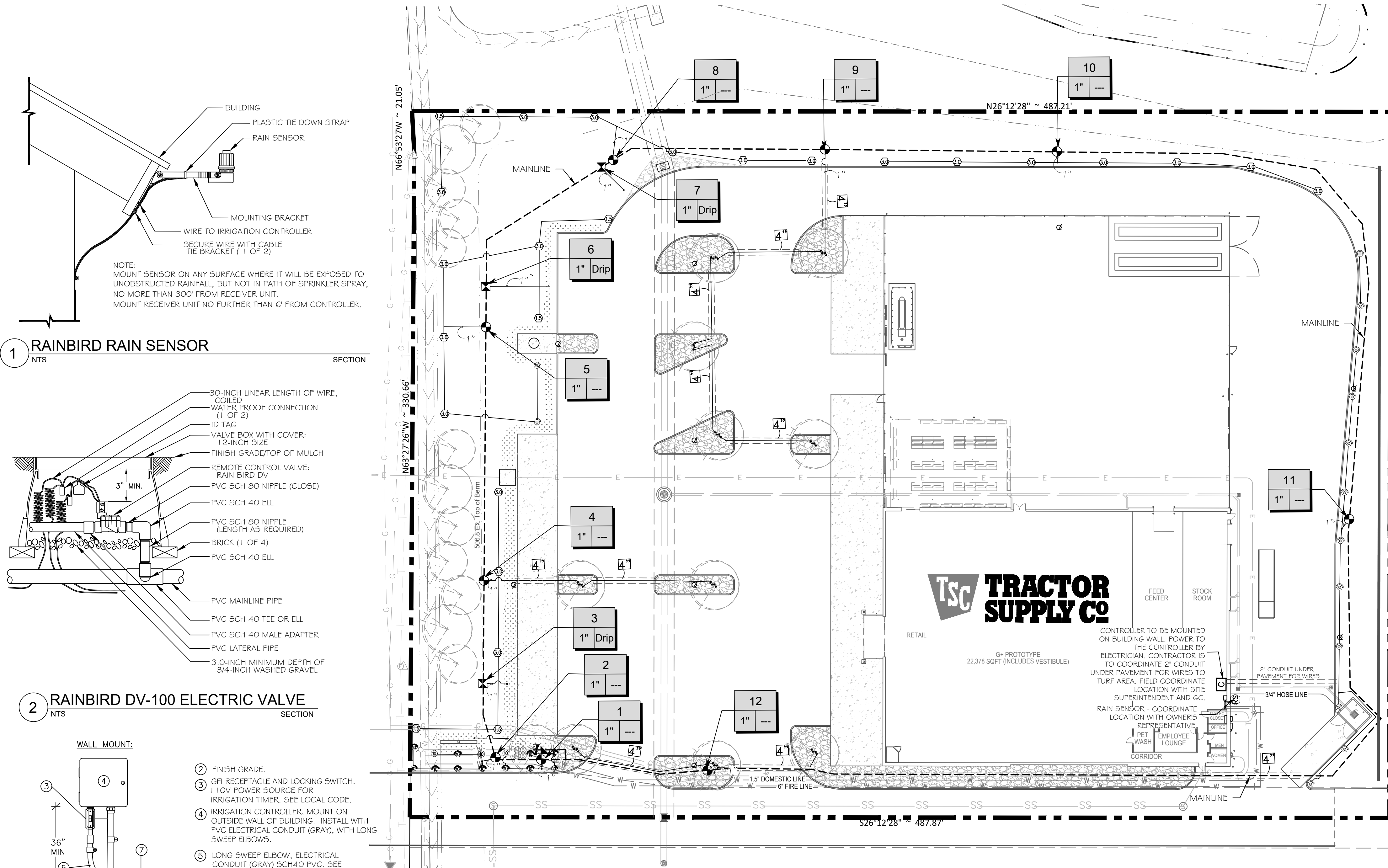
6. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.

7. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. CONTROL WIRE SHALL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN THE GROUND. SEE DETAILS.

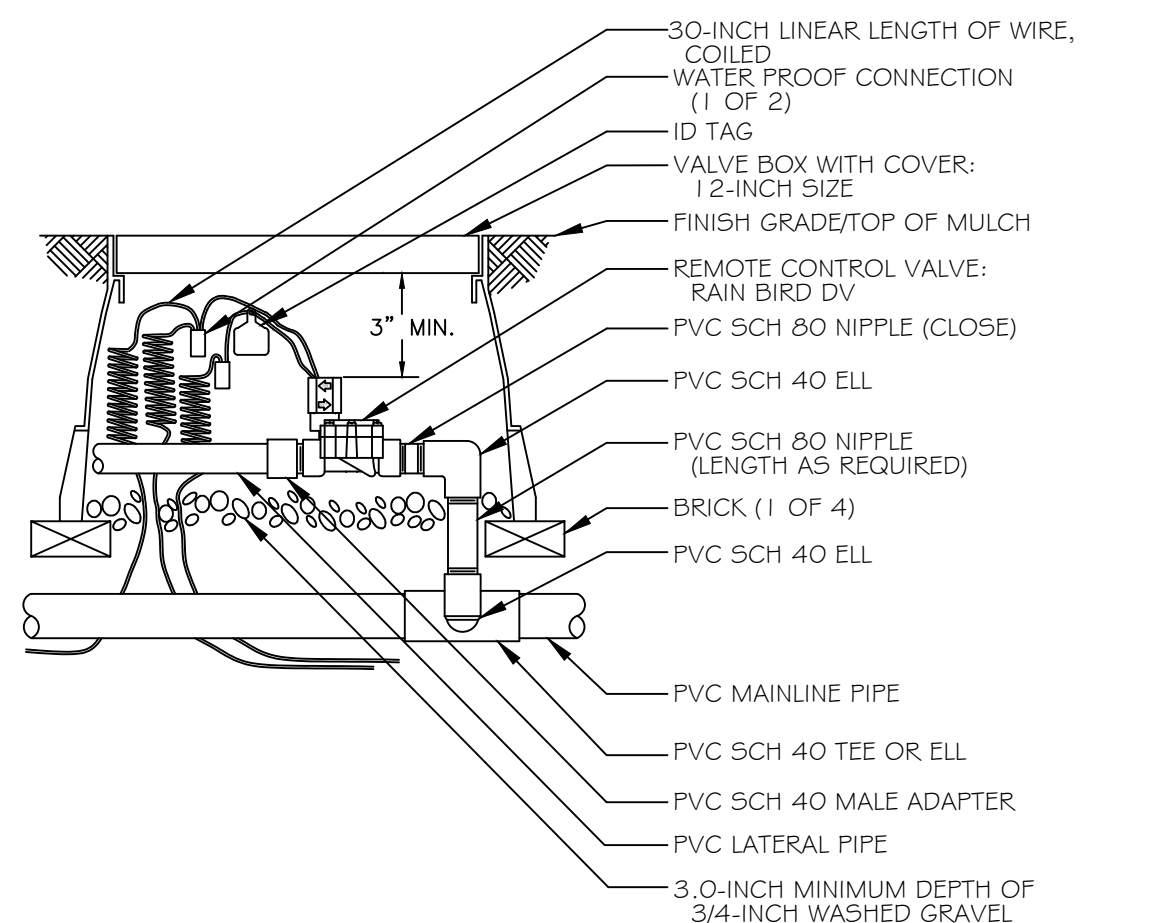
8. CONTROLLER, RAIN SENSOR, METER, TAP AND BACKFLOW LOCATIONS ARE AS SHOWN ON THE PLAN OR AS STATED IN THE DETAILS AND LEGEND. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

9. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.

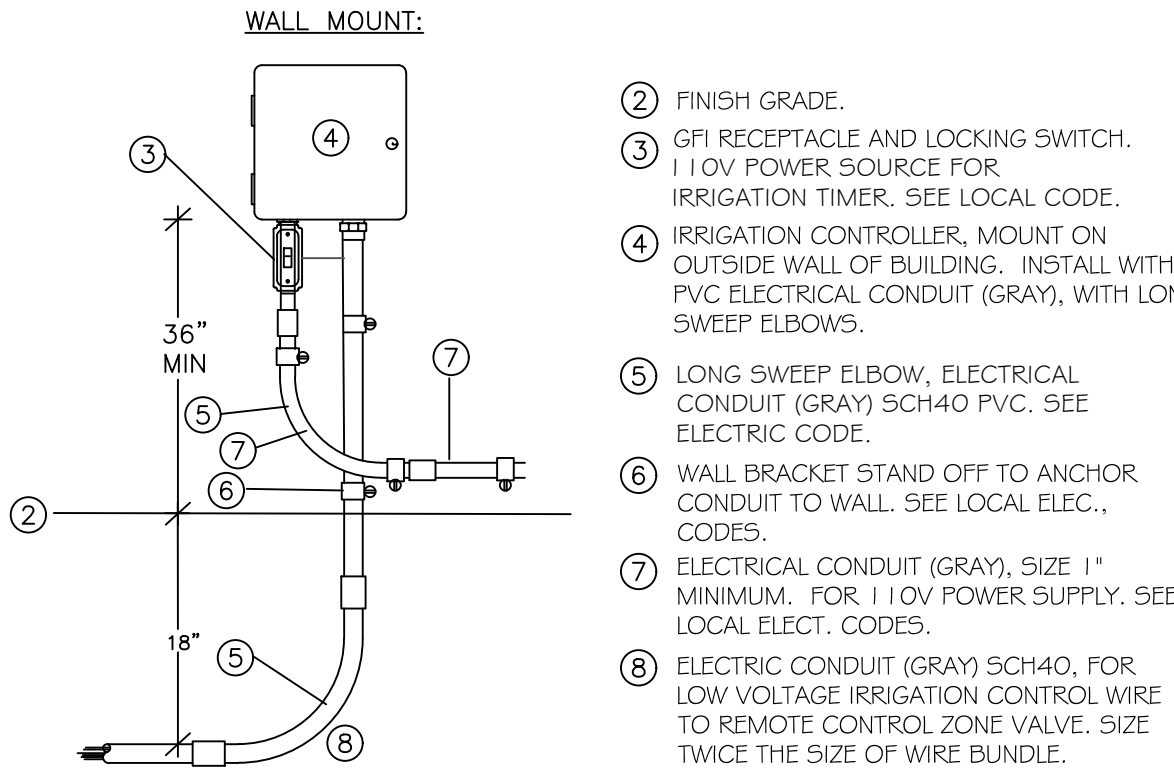
10. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON, HEAD ADJUSTMENTS AND CONTROLLER MAINTENANCE IN BID.



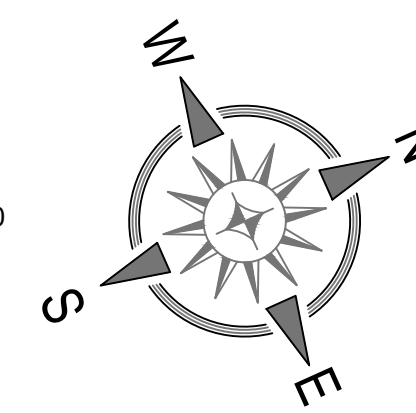
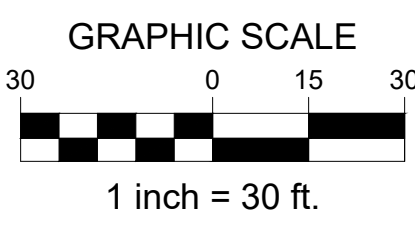
1 RAINBIRD RAIN SENSOR
NTS SECTION



2 RAINBIRD DV-100 ELECTRIC VALVE
NTS SECTION



3 RAINBIRD ESP CONTROLLER
NTS SECTION



LANDSCAPE ARCHITECT

TSC TRACTOR SUPPLY CO.
SITE DEVELOPMENT
PLANS FOR:
STATE HIGHWAY 205
CITY OF MCLENDON-CHISHOLM,
ROCKWALL COUNTY, TX

BURKHARDT
ENGINEERS & SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-389-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: REB Proj: 25.127
Draw: REB Dwg:
Check: REB Tab: L-2.0
Scale: AS NOTED
Date: 07.20.2026

Sheet:
IRRIGATION PLAN

Sheet No.:
L-2.0